

Comment: Clause 26 (a) (i), (ii), (v)

Picture hooks, screws, or anchors lead to damage to wall surfaces making repairs not possible to original condition as patch up painting leads to non-uniform surface and inconsistent finish on walls. This leads to the possibility of more holes and patch ups with each successive tenant. Rectification work would mean expensive costs to repaint complete walls where screws, hooks etc have been used. The renter should not have the entitlement to make modifications.

Comment: Clause 28 (a) (b) (c)

Modifications to brick or rendered surfaces by addition of screws for picture hooks is not acceptable due to safety reasons as well as damage to wall surfaces that would need repair and repainting after tenant has vacated. Screwing or drilling into brick surfaces where electric cables may be concealed is a risk as electric shock could arise if a cable is struck.

Gap filling, caulking can lead to messy unsightly finish that then becomes time consuming and expensive to remove in the future. Such works should not be undertaken by inexperienced people attempting ad hoc caulking and creating undesirable and poor finish.

Modifications should not be allowed as the property belongs to the rental provider who is responsible for the maintenance of the property and not the renter who has no financial interest in the property and no right to alter the property that can lead to adverse outcomes. I have seen painting where the paint has been sloppily applied to aluminium window frames or the wrong paint used that then means extra costs to remove and rectify.

Future renters who may view the property will consider the general appearance of the property and patchy painted surfaces, messy caulking will detract from the appearance of a rental property and will mean further costs for rental provider to rectify.

Pets:

Allowing pets often means dogs and cats can cause damage to property such as scratches to timber floor boards, skirtings and doors. Rectification of scratched surfaces is expensive and not a wear and tear issue, it becomes damage caused by an animal. Disputes between renter and rent provider are common. These issues can be avoided if animals are not allowed. For example a scratched door means that the door skin is too thin to be sanded and repainted but a new door must be installed and then painted. (see photo). Damage to floor boards can be very expensive to repair and would require re-sanding and polishing at significant cost. In some cases floor boards may need to be replaced at further costs. Claims that the damage is wear and tear as a result of keeping an animal is no justification for the damage caused that can lead to significant rectification costs to the owner. Animal odours can detract from the property and future renters can be repulsed and hence avoid renting the property.

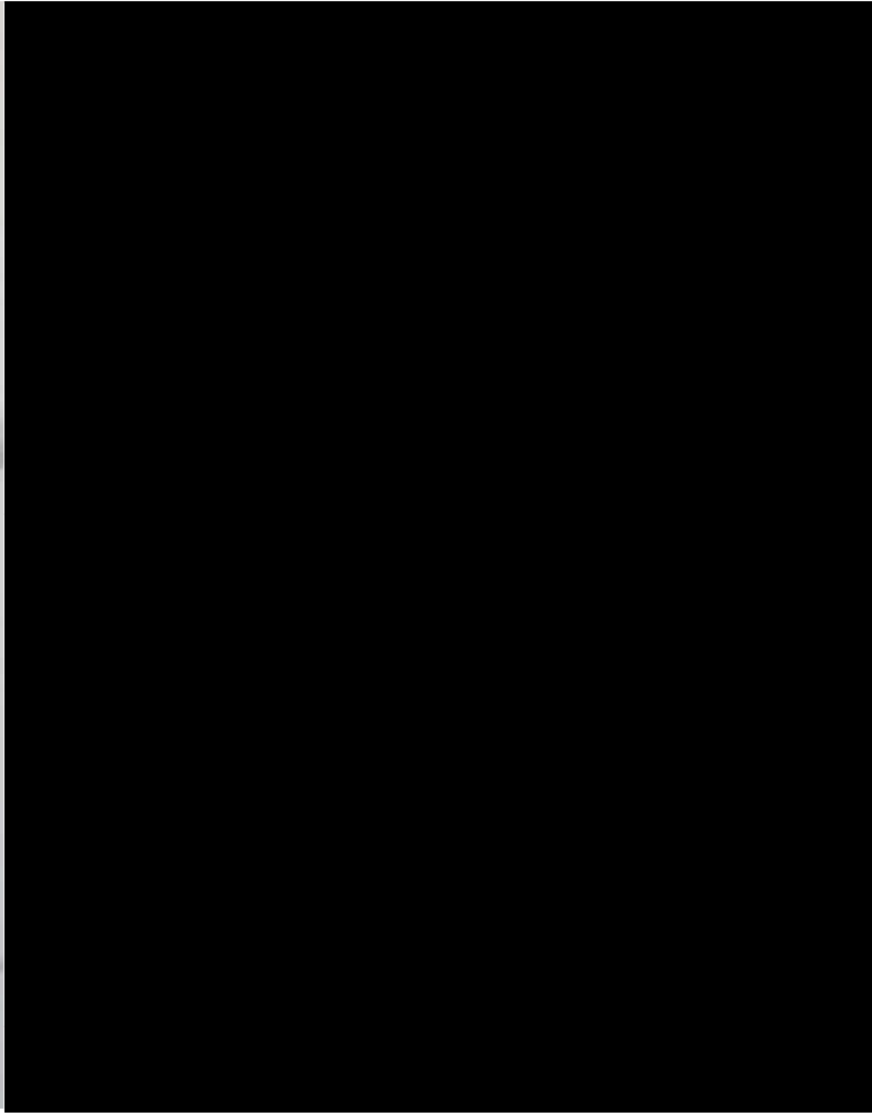
It is not practical for the rent provider and renter to attend VCAT for hearings as there is a loss of time and income to attend VCAT in order to discuss the case for not allowing pets. The rent provider should be entitled to disallow pets in the premises offered for rent.

Notice to vacate - Repairs or renovations (91ZX)

This reason should not have a requirement for a permit as there are many renovations that can take place without a permit, such as painting a property, replacing floors, floor sanding and polishing, tiling floors, bathroom renovations. The tenant cannot be living in the premises at the same time when extensive renovations are carried out, so a permit should not be a requirement for giving notice to vacate for 60 days.



Deep scratches to door by dog. Painting over has only covered the scratched surface. Scratches are so deep that the door cannot be sanded since the plywood layer is only a few millimetres thick and there would not be any layer left if sanded. Door must be replaced otherwise it looks damaged and unsightly.



Large nails that are protruding in wall of sun room. Dangerous because can get caught when walking by. Not rectified by renter upon vacating the property. Not worth going to VCAT.