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**From:** leina [REDACTED]  
**Sent:** Saturday, 14 December 2019 8:13 AM  
**To:** DJCS-CAV-rentalreforms (DJCS)  
**Cc:** act@tenantsvic.org.au  
**Subject:** My submission on reasonable property modifications

From: leina [REDACTED]  
Subject: My submission on reasonable property modifications My postcode: [REDACTED]

My submission:

Quote

'Things we like: The following things have been included as reasonable modifications:

Picture hooks, Screws for wall mounts, shelves or brackets, Furniture safety anchors, Draughtproofing, Low flow showerheads, Non-permanent window insulation, Replacement curtains, Flyscreens, Vegetable gardens, Security cameras

Quote

Things we dislike: The following issues are negatives that will undermine the benefits for renters:

Many of these modifications still require owner consent:

There is no timeline for owners to provide consent, which could leave renters in limbo or even at risk The Act should be amended to include provision for a time frame for consent, which should be 24-72 hours from request, depending on whether it is a standard request or a safety related request, with consent being implied after this time frame.

The Act should also be amended to allow modifications relating to family violence to be done without the need for consent, the need for removal at the end of the lease, and the request for any additional bond.

My answer to above: Absolutely NOT. These are NOT REASONABLE modifications that renters can perform on their own whim. They ALL MUST have LANDLORD CONSENT. Why on earth did they accept the dwelling in the first place if all they want to do is modify it. These modifications have the potential to cause much damage and financial strain to the owner of the property. The renter is transient, they don't have invested care in the property. As a renter myself, i would not perform any of these modifications without the owners consent. If i was an owner, i would expect the renter to seek permission first. As an owner, i would not want tennants performing these modifications themselves, instead a qualified tradesperson instead would complete the task if the modification was approved by owner. As far as response time, it's the owners property! Nothing gets modified unless the owner consents!.

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