

# Alternate forms of tenure

## What is Fairer Safer Housing?



Fairer Safer Housing is the Victorian Government's plan to ensure people across the state have access to safe, affordable and secure housing.

The government is reviewing the *Residential Tenancies Act 1997* (RTA) to make sure it balances the rights and responsibilities of tenants and landlords—and residents and operators—across all regulated forms of tenure.



## What are alternate forms of tenure?

As well as regulating general tenancies in Victoria, the RTA regulates residential arrangements for people who live in rooming houses, caravan parks and residential parks ('alternate forms of tenure').

In a rooming house, a resident will pay rent to live in a room (either exclusively or sharing with another resident) and to use the common areas and facilities in the rooming house.



In a caravan park or residential park, the RTA regulates arrangements for people who rent the dwelling they live in (a caravan, cabin or movable dwelling),



as well as arrangements for people who own the dwelling they live in but rent the underlying site. Park residents can also use the common areas and facilities in the park.



## How are alternate forms of tenure different to general tenancies?

A key feature of living in a rooming house or park is that residents live in close proximity to each other, sharing common areas and facilities.

Residents typically have to follow common rules of conduct set by the rooming house or park operator, who also manages the day-to-day operation of the premises.

Unlike a landlord who deals with a single tenant or co-tenants in a rental property, operators of rooming houses and parks must consider the wellbeing of the rooming house or park community as a whole as well as the rights and needs of individual residents.



## Key issues for consideration

Issues that have been identified for consultation on alternate forms of tenure include:

- in what situations a person living in a caravan park should be covered by the RTA
- issues arising from the condition and sale of dwellings in caravan parks and residential parks
- what happens when a caravan park or residential park is sold or closes down
- community living issues in parks and rooming houses
- types of agreement that rooming house residents and operators can enter into, and
- new and emerging models of rooming houses and rental housing, and how these should be regulated.



Stakeholder commentary and feedback on these issues will help to identify areas for reform, so that the regulation of these alternate forms of tenure will be appropriate for the Victorian rental market.

