

10 December 2019

City of Greater Dandenong's

SUBMISSION TO HELP SHAPE THE RESIDENTIAL TENANCIES REGULATIONS 2020

The City of Greater Dandenong is the most culturally diverse municipality in Australia. However, we are also a community that is ranked second in Victoria based on socio-economic disadvantage.

The key disadvantages faced by the residents of Greater Dandenong include:

- Highest rate of homelessness in Victoria with over 2100 people living in severely overcrowded conditions or homeless.
- Second in Victoria for rent related poverty with only 4.6 per cent of rentals affordable today for people on Centrelink benefits as opposed to around 85 per cent being affordable in 2001. Around 21 per cent of occupied dwelling are receiving rent assistance which is double the metropolitan average.
- 5382 families living below the poverty line in rental households.

The City of Greater Dandenong has over 6100 residents on Newstart allowances and approximately 3000 residents on Youth allowance. The rates of family violence are also significantly high.

The severely disadvantaged population mentioned in the data above live in rented accommodation, including public housing and rooming houses. These vulnerable members of our community can only address their socio-economic disadvantages if the homes they live in are healthy, safe, secure, affordable and are secured by fair lease conditions.

Greater Dandenong Council strongly endorses the submission made by Tenants Victoria.

In addition, the City of Greater Dandenong urges the Victorian Government to consider options of rent capping until the problem of homelessness and the lack of social and affordable housing is adequately addressed.