

In response to the proposed changes to the tenancies act, I would like to focus on the modifications terms and conditions that have been suggested.

My concern and what I see is a glaring omission is that we want to allow tenants to affix hooks and other items to the walls in a rented premises, however Although you have suggested tenants repair any fixings they make during their tenancy, I would ask that it be done by a professional. In particular a new property could look rather old if a non-professional patched holes and then painted. As a builder, you cannot simply paint a small section of a wall, you have to paint the entire wall as although you may use the same colour, paint ages and can fade and hence new paint of the same colour can look very different. These valid issues need to be addressed in the Act if you seek to provide tenants greater clarity on their responsibilities and reduce VCAT hearings.

IN addition, tenants need to be informed that patching holes with the wrong products and painting small sections may not actually repair a hole in a wall. We would not want tenants incurring expenses to complete repairs that would not be deemed acceptable. This is unfair for both Tenants and Landlords.