

From: [REDACTED]
To: rentalreforms@justice.vic.gov.au
Cc: act@tenantsvic.org.au
Date: 05/12/2019 11:25 AM
Subject: My submission on minimum standards

From: [REDACTED]
Subject: My submission on minimum standards

[REDACTED]

My submission:

All the minimum listed in BOTH lists are required asap. These also need to be allowed to be backdated for people struggling in currently rentals - not just for July 2020 onwards!!

Heating and cooling needs to be addressed as a basic right ASAP, not delayed. I have lived in several units now with no air conditioning, that get so hot immediately on a hot day, that food goes off in the pantry, candles melt and I have to move out with friends/family on hot days. I am paying for this space to live in, it needs to be liveable in all types of temperatures. I have health issues, and this severely impacts my functioning and health. Minimum insulation needs to be addressed too.

External staircases and pathways need to have rules to be flat and functional. Many entrances have tripping hazards, uneven paths, uneven stair-step heights or difficult pathways in/out of properties.

Hot-water systems, ovens and heaters need to be fully working at a base standard. You only find these things are not working well by the time you are moved in. And noone is willing to address them.

Thank you

This submission to the Victorian Government consultation on the RTA Regulatory Impact Statement was sent via Tenants Victoria's website. It represents the views of the author only and does not represent the views of Tenants Victoria.

From: [REDACTED]

To: rentalreforms@justice.vic.gov.au

Cc: act@tenantsvic.org.au

Date: 05/12/2019 11:33 AM

Subject: My submission on mould and damp issues

From: [REDACTED]

Subject: My submission on mould and damp issues

My postcode: [REDACTED]

My submission:

Being 'free of it' VS hiding the evidence needs to be included in this matter. My previous rental had a major mould issue they had just hidden by cleaning the surfaces between renting. I became severely ill in that unit. When I finally left it was demanded I had it cleaned as well so it didn't show -- or I was to lose my bond. There is a big difference between ensuring mould issues have to be addressed at their root cause and not just hidden or painted over (which is worse). People need to understand the life-changing health ramifications mould causes.

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From: [REDACTED]

To: rentalreforms@justice.vic.gov.au

Cc: act@tenantsvic.org.au

Date: 05/12/2019 11:38 AM

Subject: My submission on mandatory disclosure issues

From: [REDACTED]

Subject: My submission on mandatory disclosure issues

My postcode: [REDACTED]

My submission:

All the above of both lists is needed. But, also need assurance that equipment, such as air conditioners*, heaters*, central heating*, ovens, hotwater systems are not just provided but also working to full standard expectations and have been *cleaned as per standard maintenance requires.

Also believe future tenants should be aware if house has been repeatedly burgled (for both their safety and to protect their belongings).

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From: [REDACTED]

To: rentalreforms@justice.vic.gov.au

Cc: act@tenantsvic.org.au

Date: 05/12/2019 11:43 AM

Subject: My submission on sales inspections

From: [REDACTED]

Subject: My submission on sales inspections / open-for-inspections:

My postcode: [REDACTED]

My submission:

Compensation should definitely be mandatory! eg. I was forced into 2-3 opens a week for 7 months with NO compensation!!

HOWEVER, It should definitely NOT be unlimited access. We are still living here, we have paid to be here, we have belongings that can not be promised to be protected during inspections (and contents insurance would be open to dispute when people have entered with a key). Real estate agents do very minimal checks, so there is no guarantee the people are not seeing the place only to case the joint. It is still our paid-for residence; and especially as a sale usually comes unexpectedly when we are conducting our own lives in this residence, it can not be unlimited access.

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From: [REDACTED]

To: rentalreforms@justice.vic.gov.au

Cc: act@tenantsvic.org.au

Date: 05/12/2019 11:51 AM

Subject: My submission on unfair rental application questions

From: [REDACTED]

Subject: My submission on unfair rental application questions

My postcode: [REDACTED]

My submission:

- "Asking an applicant why they left their last property" should be irrelevant. It is a leading question that can be used against you. You should be free to move as you required.

- "Asking for bank statements that show sensitive information" This is a MUST! I have had applications (incl. Gov housing groups) ask for copies of 2 years of ALL bank accounts!!! This is absolute intrusion of privacy. Other than a Centrelink summary letter and a Taxation summary letter, no other bank account details should be required; and certainly not copies of statements.

+ NEW RULE that is needed: Needs to be mandantory that Real Estate Agents AUTOMATICALLY provide rent payment receipts *and* end of year summary statements simply confirming payments were received (but not including the rental amount). There are reasons you can't always have a new agent contact your previous one, and currently there are no ways to prove your perfect rental history. This would be a simple way to support your application and maintain privacy.

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From: [REDACTED]
To: rentalreforms@justice.vic.gov.au
Cc: act@tenantsvic.org.au
Date: 05/12/2019 11:57 AM
Subject: My submission on unfair lease conditions

From: [REDACTED]
Subject: My submission on unfair lease conditions
My postcode: [REDACTED]

My submission:

+ Needs to be a new rule that photography during regular unit inspections is limited to repairs ONLY. Other than if the place is being misused and/or trashed. It is a trespass on privacy that Real Estate Agents are now photographing EVERYTHING from the bed, furniture, belongings, etc. No one can guarantee where these photos go; I know for a fact my landlord gets a copy of the photos in a report. They do not need to know what bedding, tv, computer or decorations I have in my unit. Only up-close photos of damage or repairs should be documented. It is a complete breach of privacy. These photos also often end up getting used online for advertising when the unit is relisted; without permission; the building is their right, my belongings should be mine.

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From: [REDACTED]

To: rentalreforms@justice.vic.gov.au

Cc: act@tenantsvic.org.au

Date: 05/12/2019 12:01 PM

Subject: My submission on reasonable property modifications

From: [REDACTED]

Subject: My submission on reasonable property modifications

My postcode: [REDACTED]

My submission:

-These are all basics that should be mandantory. Within reason, painting should be allowed too. USA allows complete freedom when renting to make it 'your home'. Many furniture items require safety measures; it should simply be a basic principle that you leave any holes repaired when vacating.

- RE: flyscreens -- There needs to be some mandatory minimum provisions that at least the kitchen, one window per room and the front/back door has an intact flyscreen. Most of the lower-budget inspections rentals I attend have ripped, holed or missing flyscreens. Given the Victorian climate, this should be seen as a mandantory health and safety requirement.

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