

For the attention of: Regulation Policy and Governance Services, Department of Justice and Community Safety

<https://engage.vic.gov.au/rentingregulations>

As a Property owner I feel the various changes to the Victorian Residential Tenancy Act will unfairly impact me. These changes will affect the costs to hold my current property which will definitely increase.

As a consequence I will have no choice but to pass them onto both my current and future tenants, resulting in higher weekly rents.

I anticipate that the associated costs of completing the works as required will require me to pass on a rental increase of more than \$20 per week, in addition any rise in the local rental market.

Here are the changes I oppose and my suggested fairer alternative outcomes:

S. 64 Modifications to my property

I disagree that tenants now have the right to make prescribed modifications to my property without my consent. I support the current act that ensures tenants seek my consent before such modifications are undertaken.

Many of these changes usually require a skilled person to perform correctly and if done poorly may result in damage to my property or added costs to rectify the changes at the end of a tenancy period

Compensation for sales inspections

Compensation (paid by rental providers to renters) for each time a property is to be made available for a sales inspection, is proposed to be ½ days' rent payable under the rental agreement. I feel it should be limited to an hourly amount for the time the renter must have the property open for viewing only and not a full half a day.

S.9 1ZZG End of fixed term renewal

This clause may lead to owners considering removing tenants at the end of every 12-month fixed term thus resulting in a greater turn-over of tenants which is not ideal for the owner or tenant.

Rental providers should have the ability to issue a 90 day End of Fixed Term Tenancy for all subsequent tenancies as per the current legislation.

S.31v Maximum bond amount

I disagree with the proposed change to limit collection of a higher bond for properties unless the weekly rent is greater than \$900 pw.

The current median rental in Victoria is \$400 per week. These regulations will be reviewed in less than 5 years time, at which point we expect the median rental to be \$450 per week.

The approximate time taken to remove a non paying tenant who will not vacate from a property is 6 -8 weeks given the way the legislation works, which means that owner can lose a minimum of 6 -8 weeks in rental plus cleaning and damage that is left behind after the eviction.

A more appropriate Bond Limit would be \$450 - \$500 per week.

S92 Goods left Behind

No time limits have been proposed for the keeping of the items referred to as prescribed goods. I should not be burdened with holding on to items indefinitely. I propose that after 3 - 6 months of holding these items that they would be disposed of, as they are obviously unwanted and out of date by this time.

I would like my recommendations to be strongly considered in relation to the changes to the Residential Tenancies Regulations, before the Draft has been approved.