



30 January 2016

Residential Tenancies Act Review
Consumer Affairs Victoria
GPO Box 123
MELBOURNE VIC 3001

**RESIDENTIAL TENANCIES ACT REVIEW – GREATER SHEPPARTON CITY
COUNCIL - PART 8 PROPERTY CONDITIONS**

The Greater Shepparton City Council Health Department periodically receives complaints from tenants regarding the poor state of repair of rental properties and wishes to provide feedback in relation to Part 8 – Property Conditions.

As individual rental properties are exempt from registration as prescribed accommodation, under the Public Health & Wellbeing Regulations 2009, they are not required to comply with the maintenance and cleanliness requirements specified in these regulations. Historically the Housing (Standard of Habitation) Regulations 1985 were used to determine if a property was “fit for habitation”.

Council’s Health Department would support the introduction of detailed standards of habitation within the Residential Tenancies Act, including clear definitions and responsibilities. It would also be appropriate for any orders or notices issued in relation to a rental property to remain attached to that property, rather than each new tenant initiating negotiations with the owner with respect to maintenance and cleanliness.

If you have any inquiries in relation to this matter, please contact the undersigned on (03) 5832 9748.

Yours sincerely

Kerry McMaster
ENVIRONMENTAL HEALTH OFFICER
C2017/02026