

Submission,

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Survey Questions

The survey questions are pro tenant and designed to dilute/remove landlords legal rights.

The questions do not allow for general comment or to provide qualification after choices are made. Nor do they offer alternatives to the questions.

Eg “none of these” would have been appropriate as well as “All of these” as options.

Many of the existing questions are superfluous as existing legislation already exists.

Eg should legislation also provide for an electronic means of paying rent?

In most cases, tenants enter into direct debit arrangements which complies to a fee free way of paying ones rent.

I believe a law should exist preventing owners from evicting tenants, only to immediately lease their property at a higher rate. Not allowing owners to readvertise their properties within a six or twelve month period after they issue a termination directly or through an agent, will prevent evictions by owners trying to take advantage of a potential higher rent in the open market. This prevents exposure of a property to the wider community by not taking advantage of existing tenants, who would be evicted or new tenants in having to pay a higher rate of rent.

Landlords evicting tenants to rent to family members or friends would be forced to enter into these rental arrangements by word of mouth possibly with a minimum 3 month lease to be observed.

Heavy penalties should be levied against landlords for advertising properties within a determined period after an eviction is issued to an existing tenant, through any vehicle including social media, should be considered.

Owners who wish to move into their properties, should be allowed to do so legally, but should not re let their properties until a minimum three or six months has passed. This covers owners using this as an excuse to immediately re advertise their properties and it also covers any potential tenant eviction for renovations.

Break of leases

Legislation to change relating to a break of lease in the last 50% of a fixed term, such that if a tenant breaks a lease within the last 50% of a fixed term, a penalty of two weeks rent must be paid by the outgoing tenant.

Currently if a tenant breaks a lease in the last 25% of their fixed term, the equivalent of only one weeks rent can be claimed from the tenant as a break of lease fee. This is not fair to a landlord.

Eg. If today is Friday, a tenant breaks their lease by returning the keys and pays one week break lease fee. After the outgoing inspection is conducted, possibly Monday and any repairs conducted, or cleaning, that week is easily absorbed leaving the owner with no income. Once an advertisement is made online marketing the properties availability for rent, usually a future date is advertised eating further into a landlords ability to acquire a new tenant and adding to the vacancy rate.

Air BNB

A register of owners who Air BNB/short term their properties should be made to identify in tax returns.
Only a percentage of a residential building should be made available for short term letting eg; 25%.
Strata managers responsible for auditing and managing this percentage.