

# Change is Coming

Crackdown on excessive rent increases and rentals that don't meet minimum standards when advertised.

**The Allan Government has announced it will introduce the Consumer and Planning Legislation Amendment (Housing Statement Reform) Bill into the Victorian Parliament, delivering a raft of reforms and substantial penalties for non compliance.**

## Changes you need to know:

### Rent Reviews and Increases

- Expanded factors for rent reviews will include the size of rent increases and any property improvements (or lack thereof).
- Aimed at curbing excessive rent increases, particularly where maintenance has been neglected.

### Property Standards:

- Rental properties must meet minimum standards (e.g., functional kitchen, mould-free) **before being advertised, not just before tenants move in.**
- Penalties for non-compliance: up to \$11,000 for individuals and \$59,000 for companies.

### Evictions and Applications:

- No-fault evictions are banned.
- Increased notice periods for rent increases and notices to vacate to 90 days.
- Rental applications must safeguard tenants' personal data, with stricter obligations on collection and destruction.

## Mandatory Safety Checks and Licensing:

- Yearly smoke alarm checks are required.
- Property managers, real estate agents, and other professionals must complete mandatory training, licensing, and registration.

## Dispute Resolution and Privacy:

- Establishment of Rental Dispute Resolution Victoria to handle conflicts.
- Bans on charging additional fees for rent payments or applications (e.g., through rent tech apps).

## Lease and Bond Reforms:

- Capped compensation for breaking leases.
- Restrictions on dubious bond claims without evidence.

## Access Rights:

- Landlords must provide additional keys or fobs if required and cannot terminate electronic access unless part of a formal lease termination.

## Fines for Non-Compliance:

- Property managers and rental providers must ensure all advertised properties comply with minimum standards and maintain rigorous documentation to defend against rent reviews and disputes.
- Breaches of these new rules carry steep fines - **more than \$11,000 for individuals and \$59,000 for companies who advertise or offer to let rental properties that don't meet minimum standards on THE DAY THEY ARE ADVERTISED** - so ongoing education and adherence to the updated legislation are critical.