



Legislative Council Legal and Social Issues Committee

Inquiry: Inquiry into the Rental and Housing Affordability Crisis in Victoria

Hearing Date: 23 August 2023

Question[s] taken on notice

Directed to: University of Melbourne Student Union, Isabelle Butler

Received Date: 28 September 2023

1. **Aiv PUGLIELLI, page 44**

Question Asked:

In your view, what are the current barriers to that enforcement currently taking place?

Response:

We would suggest this may be a question better answered directly by enforcement agencies like Consumer Affairs Victoria.

However, we would surmise that some of the current barriers may be lack of resourcing for enforcement, and lack of political will to encourage prosecution of landlord breaches in a society in which property ownership receives very favourable status.

2. **The Chair, page 47-48**

Question Asked:

Should the government (or anybody) assist the landlord down the track if the renters cannot compensate for damage or rent that is behind, or should it be just on the owner?

Response:

This is a complex question, which could depend a lot upon the circumstances involved. However, in general we would suggest it would be inappropriate for the government to compensate landlords in this manner.

If housing is treated as an investment, as is currently the case, then all other investments come with a level of risk which the investor must bear. In addition, there are currently already a range of government policies in place which make property ownership a favourable investment.

There are also existing civil law enforcement processes in place where creditors can seek to obtain court orders and enforce them against debtors, which landlords may pursue.