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**From:** [REDACTED]  
**Sent:** Monday, 12 July 2021 6:32 PM  
**To:** Community Support and Services Committee  
**Subject:** Housing Legislation Amendment Bill 2021  
**Attachments:** IMG\_20200602\_131539\_2.jpg; IMG\_20200715\_125702\_1.jpg; IMG\_20200902\_131347\_3.jpg; IMG\_20200903\_153013\_2.jpg; IMG\_20200903\_153023\_1.jpg; IMG\_20200904\_153813\_5.jpg; IMG\_20200904\_153918\_1.jpg; IMG\_20201121\_100901\_3.jpg; IMG\_20210302\_140521\_1.jpg; IMG\_20210302\_140536\_5.jpg; IMG\_20210310\_114843\_3.jpg

Giday All

bob brown  
anything and everything property services

[REDACTED]  
[REDACTED]  
I have been doing repairs for rental properties for 25 years and I am disgusted by the lack of repairs landlords and agents now do in some cases I have been tempted to call the local council and get the place condemned or health regs carried out but then the tenant would have to leave I have had owners say [REDACTED] they dont like it they can leave [thats illeagle of course but it happens often] and agents cant be bothered with the paperwork to get stuff done [dont give a damm about tenants]

my submission is fairly basic due to lack of time to do more what I am asking is that agents must tell prospect tenants if owners are going to do any repairs durring there lease and agents made to do there job by ensuring owners do the work-over the years there have been several agents I have told I will not charge the tenant for work that is owners resposibility a recent example[and very common] a bedroom door is falling apart with face of door comming off and rails of door missing or rotted from age and the owner/agent try to get the tenant to pay for it agents demannding tenant pays to replace rollers in slidding glass doors as they had pets and there was hairs in track durring 1 inspection--the rollers were worn fully down to metal and rusted as they needed changing years ago

these pics are a few examples of a property ready for new tenant or allready tenanted [these are recent and I have lost a lot of much worse pic due to a drive crash]

thank you  
r brown

ps Im not just trying to drum up work I have never run out of work and often have to send new work orders back to agents as I wont get to them for a long time and often its the owners who say they want me to do the work and will wait as I do it properly