

LEGISLATIVE COUNCIL

RESIDENTIAL TENANCIES, HOUSING AND SOCIAL SERVICES REGULATION
AMENDMENT (ADMINISTRATION AND OTHER MATTERS) BILL 2022(Amendments and New Clauses to be proposed in Committee by Dr RATNAM)

1. Clause 1, page 2, after line 11 insert—
 - "(ab) to amend the **Residential Tenancies Act 1997** to provide for a limit on rent increases in accordance with the wage price index for Victoria published by the Australian Bureau of Statistics;"
2. Page 17, after line 13 insert the following heading—

**"Part 3A—Amendment of Residential Tenancies
Act 1997—rent increases".**

NEW CLAUSES

3. Insert the following New Clauses to follow clause 17 and the heading proposed by amendment number 2—

'17A Definitions

- (1) In section 3(1) of the **Residential Tenancies Act 1997**, in paragraph (d) of the definition of *visitor*, for "tenant." **substitute** "tenant;"
- (2) In section 3(1) of the **Residential Tenancies Act 1997** insert the following definition—

"wage price index means the index titled "All-Industries Total Hourly Rates of Pay Excluding Bonuses for the Private and Public Sectors in Victoria" in original terms published by the Australian Bureau of Statistics."

17B Rent increases

After section 44(4A) of the **Residential Tenancies Act 1997** insert—

- "(4AB) A residential rental provider must not increase the rent payable under a residential rental agreement at a rate that is greater than the wage price index number."

17C How much notice of rent increase is required?

After section 101(5A) of the **Residential Tenancies Act 1997** insert—

- "(5AB) A rooming house operator must not increase the rent payable by a resident at a rate that is greater than the wage price index number."

17D How much notice is required of rent or hiring charge increase?

After section 152(5B) of the **Residential Tenancies Act 1997** insert—

"(5C) A caravan park owner or a caravan owner must not increase the rent or hiring charge payable by a resident at a rate that is greater than the wage price index number."

17E Rent increases in site agreements

After section 206SA(2) of the **Residential Tenancies Act 1997** insert—

"(2A) A site owner must not increase the rent payable by a site tenant under a site agreement at a rate that is greater than the wage price index number."

17F How much notice is required of non-fixed rent increase?

After section 206V(2) of the **Residential Tenancies Act 1997** insert—

"(2A) A site owner must not increase the rent payable by a site tenant under a proposed site agreement that is to replace an existing site agreement at a rate that is greater than the wage price index number.".'.

AMENDMENT OF LONG TITLE

4. Long title, after "affordable housing," insert "to amend the **Residential Tenancies Act 1997** in relation to rent increases,".