

COVID-19 UPDATE

EVICTION MORATORIUM EXTENDED + EXTRA TENANT PROTECTIONS

The Victorian Government has today announced that for residential and commercial tenancies, it will:

- Extend the ban on rental evictions until 31 December
- Extend the ban on rent increases until 31 December
- Increase assistance and ensure tenant turnover is considered in rental negotiations

Evictions will continue to be banned for residential and commercial tenancies until December 31, except in specific circumstances. Rental increases continue to be banned for the same period.

BUSINESS SUPPORT

Additional business support measures have been announced, with commercial landlords required to provide rent relief in proportion with the fall in turnover being experienced by eligible tenants going forward. After ongoing engagement with small business, the Victoria Small Business Commission will now also have greater capacity to make an order on rent relief if a landlord refuses to respond to rent relief requests.

- Residential tenants and landlords will be able to access more support
- Commercial tenants and landlords will be able to access more support

This will include further tax reductions and more grant funding.

RENTAL RELIEF GRANT

Eligible residential tenants and landlords will be supported with up to \$3,000 in rental payments as part of the **Rental Relief Grant** program, with new recipients able to apply for the full amount, and up to \$1,000 extra available for previous recipients.

Tenants who have applied for and received the previous \$2,000 grant may now apply for the additional \$1,000.

Residential and commercial landlords may be eligible for:

- An increased land tax discount (up from 25% to 50%)

Through a hardship scheme, small commercial landlords will be able to apply for up to \$3,000 per tenancy. Eligible small businesses that own their own commercial premises will also now benefit from land tax relief.

POTENTIAL FOR DELAY TO RTA

The REIV has today stated it is:

- Advocating for a delay to the introduction of the RTA until 1st of July 2021
- Advocating for the approval of 'private virtual opens' – sales and rentals

HOWEVER, neither of the above positions have been accepted by the government.

Agents in Stage-4 restricted areas may NOT currently go to a property to facilitate photography of any sort, including use of social media such as Facebook or Instagram Live. The only exception is in cases where property managers visit a RENTAL property for the purposes of an outgoing inspection.

Fines of between \$20,000 and \$100,000 apply to breaches of Stage-4 restrictions.