|  |  |
| --- | --- |
| **Notice of proposed rent increase  to renter of rented premises**  Residential Tenancies Act 1997 Section 44(1)  *Residential Tenancies Regulations 2021* Regulation 21 | Consumer Affairs Victoria |

The residential rental provider (rental provider) must use this form to notify the renter of a proposed rent increase.

# Information for the renter

* The rental provider must give you at least 60 days’ notice of any rent increase.
* A valid notice of a proposed rent increase is required for all rent increases.
* This notice may provide for one rent increase only.
* The notice must include the method by which the rent increase was calculated. The rent increase cannot be greater than the amount calculated using this method.
* Rental providers must not increase the rent more than once every 12 months.
* Rental providers must not increase the rent during a fixed term residential rental agreement (agreement) unless the agreement provides for an increase.

# Challenging a rent increase

* You may apply to the Director of Consumer Affairs Victoria to review the proposed increase if you think it is excessive. This is free. You may apply by filling in the section 'Rent increase investigation' (below) , and giving a copy to Consumer Affairs Victoria.
* An application must be made in writing within 30 days after the notice is given. The Director will then investigate the increase and provide a report.
* You may also apply to the Victorian Civil and Administrative Tribunal (VCAT) for an order declaring the proposed rent amount to be excessive. This application must be made within 30 days after receiving the Director's report or within 30 days after the notice of rent increase is given (where there is no Director's report).
* You will need to pay the increased rent amount from the date provided on this notice unless VCAT decides otherwise.
* If you have not requested a report from the Director, and 30 days have passed since you have received the notice, you can still apply directly to VCAT.

**Note:** you will need to satisfy VCAT that you have reasonable grounds to apply without first getting a report from Consumer Affairs Victoria.

* For further information, visit the renting section of the Consumer Affairs Victoria website at [www.consumer.vic.gov.au/renting](file:///C:/Users/zgross/AppData/Local/Microsoft/Windows/INetCache/Content.Outlook/ETD6W3HC/www.consumer.vic.gov.au/renting) or call **1300 558 181**.

1 Address of rented premises

|  |  |  |
| --- | --- | --- |
|  | Postcode |  |

2 Renter details

This notice is given to:

|  |  |
| --- | --- |
| Full name of **renter 1** |  |

|  |  |
| --- | --- |
| Full name of **renter 2** |  |

|  |  |
| --- | --- |
| Full name of **renter 3** |  |

|  |  |
| --- | --- |
| Full name of **renter 4** |  |

**Note:** If there are more than four renters, include details on an extra page.

Renter’s address for service (if different to address of rented premises above)

|  |  |  |
| --- | --- | --- |
|  | Postcode |  |

Contact details

|  |  |
| --- | --- |
| Business hours |  |

|  |  |
| --- | --- |
| After hours |  |

|  |  |
| --- | --- |
| Email address |  |

3 Rental provider details

Full name of rental provider (this cannot be an agent’s name)

|  |
| --- |
|  |

Address of rental provider for serving documents (this can be an agent’s address)

|  |  |  |
| --- | --- | --- |
|  | Postcode |  |

Contact details of rental provider or agent

|  |  |
| --- | --- |
| Business hours |  |

|  |  |
| --- | --- |
| After hours |  |

|  |  |
| --- | --- |
| Email address |  |

4 Proposed rent increase

I intend to increase the rent as follows:

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Current rent amount ($) |  | per | week | fortnight | calendar month |

|  |  |  |
| --- | --- | --- |
| New rent amount ($) |  | per  week  fortnight  calendar month |

|  |  |  |  |
| --- | --- | --- | --- |
| Amount of rent increase ($) |  | per  week  fortnight  calendar month | |
| Start date of increased rent |  | |

5 Method used to calculate the rent increase   
(For example 'Consumer Price Index’ used to calculate rent increase)

Provide details of the process and calculation used to reach new rent amount.

|  |  |
| --- | --- |
| Method used to calculate the rent increase |  |

6 Delivery of this notice

* + - The notice period begins when the renter is estimated to receive this notice.
    - For information on postage times from different locations please refer to the Australia Post website (https://auspost.com.au/parcels-mail/calculate-postage-delivery-times)
    - If sending by post, the rental provider must allow for the delivery time in calculating the increase date.
    - If sending by registered post, the rental provider should keep evidence of the mail delivery method used to send this notice.

This notice was sent on:  (insert date)

This notice has been delivered:

|  |
| --- |
| personally - for example, by hand |

|  |  |  |  |
| --- | --- | --- | --- |
| by registered/ordinary post | Expected delivery time |  | (please see the Australia Post website) |

|  |  |
| --- | --- |
| Registered post tracking number (if applicable) |  |

|  |
| --- |
| by email (if consent has been provided by the renter) |

|  |  |
| --- | --- |
| Email/postal address renter 1 |  |

|  |  |
| --- | --- |
| Email/postal address renter 2 |  |

|  |  |
| --- | --- |
| Email/postal address renter 3 |  |

|  |  |
| --- | --- |
| Email/postal address renter 4 |  |

7 Signature of rental provider or agent

|  |  |
| --- | --- |
| Signature |  |

|  |  |  |  |
| --- | --- | --- | --- |
| Name |  | Date |  |

# For the renter

## Rent increase investigation

A request for an investigation by the Director of Consumer Affairs Victoria must be in writing.

You may apply for an investigation, by ticking the box below, writing your daytime telephone number, and

* posting a copy of this form to:  
    
  Director of Consumer Affairs Victoria,   
  GPO Box 123   
  Melbourne VIC 3001,

or

* emailing it to [renting@dgs.vic.gov.au](mailto:renting@dgs.vic.gov.au)

After your request has been received, a Residential Tenancies Inspector will contact you.

|  |
| --- |
| Yes, I/we the **renter(s)** wish to apply for a rent increase investigation |

I/We can be contacted on:

|  |  |
| --- | --- |
| Daytime phone number |  |

**Privacy notification** – Consumer Affairs Victoria collects and handles your personal information consistent with the requirements of the ***Privacy and Data Protection Act 2014***. Without this information we may be unable to process this transaction. You are able to request access to the personal information that we hold about you, and to request that it be corrected by contacting Consumer Affairs on 1300 55 81 81, the Information and Privacy Unit on 8684 0178 or the Freedom of Information Unit on 8684 0063.

**Help or further information**

For further information, visit the renting section – Consumer Affairs Victoria website at [www.consumer.vic.gov.au/renting](http://www.consumer.vic.gov.au/renting) or call Consumer Affairs Victoria on **1300 55 81 81**.

**Telephone interpreter service**

If you have difficulty understanding English, contact the Translating and Interpreting Service (TIS) on 131 450 (for the cost of a local call) and ask to be put through to an Information Officer at Consumer Affairs Victoria on 1300 55 81 81.

**Arabic**

إذا كان لديك صعوبة في فهم اللغة الإنكليزية، اتصل بخدمة الترجمة التحريرية والشفوية (TIS) على الرقم 450 131 (بكلفة مكالمة محلية) واطلب أن يوصلوك بموظف معلومات في دائرة شؤون المستهلك في فكتوريا على الرقم 81 81 55 1300.

**Turkish** İngilize anlamakta güçlük çekiyorsanız, 131 450’den (şehir içi konuşma ücretine) Yazılı ve Sözlü Tercümanlık Servisini (TIS) arayarak 1300 55 81 81 numerali telefondan Victoria Tüketici İşleri’ni aramalarını ve size bir Danişma Memuru ile görüştürmelerini isteyiniz.

**Vietnamese** Nếu quí vị không hiểu tiếng Anh, xin liên lạc với Dịch Vụ Thông Phiên Dịch (TIS) qua số 131 450 (với giá biểu của cú gọi địa phương) và yêu cầu được nối đường dây tới một Nhân Viên Thông Tin tại Bộ Tiêu Thụ Sự Vụ Victoria (Consumer Affairs Victoria) qua số 1300 55 81 81.

**Somali** Haddii aad dhibaato ku qabto fahmida Ingiriiska, La xiriir Adeega Tarjumida iyo Afcelinta (TIS) telefoonka 131 450 (qiimaha meesha aad joogto) weydiisuna in lagugu xiro Sarkaalka Macluumaadka ee Arrimaha Macmiilaha

Fiktooriya tel: 1300 55 81 81.

Chinese 如果您聽不大懂英語，請打電話給口譯和筆譯服務處，電話：131 450（衹花費一個普通電話費），讓他們幫您接通維多利亞消費者事務處（Consumer Affairs Victoria）的信息官員，電話：1300 55 81 81。

**Serbian** Ако вам је тешко да разумете енглески, назовите Службу преводилаца и тумача (Translating and Interpreting Service – TIS) на 131 450 (по цену локалног позива) и замолите их да вас повежу са Службеником за информације (Information Officer) у Викторијској Служби за потрошачка питања (Consumer Affairs Victoria) на 1300 55 81 81.

**Amharic**  በእንግሊዝኛ ቋንቋ ለመረዳት ችግር ካለብዎ የአስተርጓሚ አገልግሎትን (TIS) በስልክ ቁጥር 131 450 (በአካባቢ ስልክ ጥሪ ሂሳብ) በመደወል ለቪክቶሪያ ደንበኞች ጉዳይ ቢሮ በስልክ ቁጥር 1300 55 81 81 ደውሎ ከመረጃ አቅራቢ ሠራተኛ ጋር እንዲያገናኝዎት መጠየቅ።

**Dari**

اگر شما مشکل دانستن زبان انگلیسی دارید، با اداره خدمات ترجمانی تحریری و شفاهی (TIS)به شماره 450 131 به قیمت مخابره محلی تماس بگیرید و بخواهید که شما را به کارمند معلومات دفتر امور مهاجرین ویکتوریا به شماره 1300 55 81 81 ارتباط دهد.

**Croatian** Ako nerazumijete dovoljno engleski, nazovite Službu tumača i prevoditelja (TIS) na 131 450 (po cijeni mjesnog poziva) i zamolite da vas spoje s djelatnikom za obavijesti u Consumer Affairs Victoria na 1300 55 81 81.

**Greek** Αν έχετε δυσκολίες στην κατανόηση της αγγλικής γλώσσας, επικοινωνήστε με την Υπηρεσία Μετάφρασης και Διερμηνείας (ΤΙS) στο 131 450 (με το κόστος μιας τοπικής κλήσης) και ζητήστε να σας συνδέσουν με έναν Υπάλληλο Πληροφοριών στην Υπηρεσία Προστασίας Καταναλωτών Βικτώριας (Consumer Affairs Victoria) στον αριθμό 1300 55 81 81.

**Italian** Se avete difficoltà a comprendere l’inglese, contattate il servizio interpreti e traduttori, cioè il Translating and Interpreting Service (TIS) al 131 450 (per il costo di una chiamata locale), e chiedete di essee messi in comunicazione con un operatore addetto alle informazioni del dipartimento “Consumer Affairs Victoria” al numero 1300 55 81 81