



# YOUR STREET

**STRONG DRIVE**  
HAMPTON PARK 3976

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## Rents through the roof

**A**FTER just 12 months in his rented home, Rod Badenhop is searching for a new one after being advised of a jump in his rent.

"They're putting the rent up, but they're not doing any repairs," he said. "A lot of the landlords are happy to take their money, but don't care about what it's like to live in these places."

Mr Badenhop said it would be tough finding something else in the area.

"We've got two kids in the local school, which is just fantastic. We want them to stay there," he said.

"But trying to get a four-bedroom place near the school is very hard. The rents are extravagant. They're asking top dollar and what comes available goes very quickly."

He said he and partner Cheryl had inspected some rental properties where they had had to queue to get in.

"There aren't enough good quality rentals," he said. "The government needs to create

### ROD BADENHOP

#### ■ Tough for tenants

some incentive for landlords to buy houses."

Real Estate Institute of Victoria figures show conditions for renters have become tighter in Melbourne's outer suburbs since winter, with the vacancy rate now below 1 per cent.

"There's only one answer and that's to build more homes where people want to live," Mr Badenhop said. "We need a few years of sustained building activity."

Nancy Sleiman, property manager at LJ Hooker Hampton Park, said there was high demand for rentals in the \$280-\$320 bracket.

"Rents have risen a lot," she said. "People who have been paying in the low two hundreds are quite shocked when they move out and see how much they'll have to pay for another place."