

Coronial Investigation into the Deaths of Sunil Patel, Jignesh Sadhu and Deepak Prajapati

27 March 2013

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Overview

1. Coronial process
2. The facts
3. Policy context
4. The issues
5. Trends and Reform
—Where to Next?

Coronial Process

- ◆ *Coroners Act 2008 (Vic)*
 - ◆ Role – identity, cause of death, circumstances
 - ◆ Comment – public health & safety, admin of justice
 - ◆ Recommendation – on any matter connected with death / fire (including public health & safety etc)
- ◆ Interested parties (CAV, MFB, REIV, HPLC/TUV)

Factual Circumstances



The Facts

- ◆ Landlord & agent
- ◆ A history of overcrowding
- ◆ Rooming house owner & residents

The Facts

- ◆ The room & the fire
- ◆ Cause of the fire
- ◆ Fire safety, cultural issues, inspections

Policy Context

- ◆ Homelessness
 - ◆ Definition
 - ◆ Applied to this rooming house
 - ◆ Trends
- ◆ Rooming houses
 - ◆ Definition - *Residential Tenancies Act 1997*
 - ◆ Trends
- ◆ (lack of) affordable housing & supports

The Issues

(HPLC/TUV submissions)

- ◆ Duty in *RTA* to ensure safe premises
- ◆ Clarify duty to maintain smoke alarms
- ◆ Minimum standards apply to tenancy agreements
- ◆ Education for international students

The Issues

(HPLC/TUV submissions)

Opposition Wants to Close Loophole for Dodgy Rooming Houses

The Age (11 March 2013)

Henrietta Cook

Trends and Reform —Where to Next?

- ◆ Growth in smaller, “informal” rooming houses
- ◆ Capacity of regulatory bodies
- ◆ Impact of the central register

Trends and Reform —Where to Next?



Trends and Reform —Where to Next?

- ◆ Impact of minimum standards
- ◆ Registration v. Licensing of Operators
- ◆ Lobbying the Commonwealth

Questions?

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