



The Standard for Success.

11 December 2012

Ms Lisa Brody
Coroners Prevention Unit
Coroners Court of Victoria
Level 11
222 Exhibition Street
MELBOURNE VIC 3000



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Dear Ms Brody,

**INVESTIGATION INTO THE DEATH OF CHANEL PECKHAM
COURT REF: COR 2010 1291**

I refer to your 11 December 2012 telephone conversation with my personal assistant, Cathy Beach, responding to my letter of 26 November.

Whilst I do not agree with your advice to Ms Beach regarding the application of Section 72 to the REIV, I nevertheless respond to the coroner's recommendation 7 using the *Guidelines for Responding to Coroner's Recommendations* enclosed with Kate Doherty's letter of 14 September, 2012.

There are unresolved issues with the coroner's recommendation 7 that need to be addressed.

The issues that need resolution relate to property inspections in relation to pools and spas in so far as there is division of legal responsibilities between owners (landlords) and occupiers (tenants) under applicable laws; the contractual management arrangements between landlords and estate agents; and the reference to an agent's alleged 'duty of care to ensure the health and wellbeing of tenants'.

The REIV will need to consult with the members of its Property Management Chapter and the Chapter's Committee to ascertain whether there is a range of possible solutions or alternative interventions to resolve issues identified.

The name, telephone number and email address of the relevant contact person is:

Enzo Raimondo, tel: 9205 6666, email: cbeach@reiv.com.au.

Yours sincerely,

Enzo Raimondo
Chief Executive Officer