

Vault Self Storage

**Submission to the DEPARTMENT OF
JUSTICE AND REGULATIONS**

**Review of the
Warehousemen's Liens Act 1958 VIC
February 2016**

Prepared by Jai & Sharon Baker

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1 WHO ARE WE?

Vault Self Storage is located in the Central Victorian town of Maryborough, on the Pyrenees Highway, known as Sutton Road as it passes thru the town.

Maryborough is in a region that is growing due to it's proximity to Ballarat, Bendigo and Melbourne. As house prices are very attractive IN THE REGION many people are moving here. There are also several popular retirement villages being developed and expanded. Many retirees are moving to the town. Vault Self Storage is attractive to many of these people as it is the only fully undercover storage facility in the region, our rates are very competitive, we are easy to find, access for trucks and trailers is very convenient, and we care for our clients and their goods.

Vault Self Storage has been in operation for 3 years. There are 89 'state of the art' units of various sizes and a range of gated spaces for cars, boats, caravans, etc. Tenants can also choose to store vehicles outside. Our security includes CCTV, individual unit alarms, keypad entry and exit, fire sprinkler system.

Vault Self Storage is a family owned and operated business. We pride ourselves on our quality of service, cleanliness and attention to detail.

Dear Dr. Elizabeth Lanyon,

We, Jai and Sharon Baker, have read both the Department of Regulation and Justice's review of the *Warehousemen's Liens Act 1958 Vic* and the Self Storage Association of Australasia's submissions pertaining to the review of the *Warehousemen's Liens Act 1958 (Vic)*. I am in full and complete agreement with the Self Storage Association of Australasia's submission the summary of which is seen below.

SUMMARY

The SSAA believes that the following changes to the *Warehousemen's Liens Act 1958 Vic* are advisable:

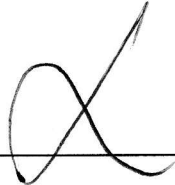
1. The Act should be amended to address the distinction between traditional Self Storage which is a license agreement and all other storage scenarios including warehousing which are an example of a bailment. The legislation should make it clear that traditional Self Storage is not caught by the Act. Only Self Storage where the Facility has keys and access to the Space, and thus is in a bailment relationship, should fall under the scope of the Act.
2. The general notice provisions in the Act should be amended to distinguish between storage where third party goods are permitted to be stored by the primary Storer. Where Storers are not permitted to store third party goods it should be a requirement that there is signed written agreement of this prohibition between the Storer and the Storage Facility. Where such an agreement is made neither party should be required to undertake these notice requirements given their redundant nature.
3. The Act should be amended to provide parameters for sending notices when dealing with Storers who have broken into the storage Facility and stored Goods, trespassed or otherwise engaged in unauthorised use of the Space which has resulted in the Facility having no contact details for a Storer. For example, the Act should allow for notice to be placed on the front door of the Space, advertised in a local newspaper or both.
4. Where the Act applies the Act should be amended so that Facilities wait three months prior to selling a non-paying Storers goods, not twelve.

5. Where the Act applies the Act should be amended so that public auction is not the only method of sale available to sell goods. Rather than the Act prescribing the method of sale the Act should prescribe a general duty for Facilities to 'take steps to obtain the best reasonably obtainable price'.
6. The default notice provisions in the Act should be amended to distinguish between storage that allows for third party goods to be stored and those that do not. This would mean that where no third party goods are stored, only the notice requirements that apply to the Storer should be required and all other notices including to third parties and in newspaper advertisements should not be required.

I wish to place my support behind those changes requested.

Sincerely,

Jai Baker



Sharon Baker