

Bray, Ella

From: National Cabinet <NationalCabinet@pmc.gov.au>
Sent: Monday, 14 August 2023 7:13 AM
To: [REDACTED]

Out of scope

Limkin, Craig; Gale, Jenny; Luckman, Jill;

Parr, Lauren; Shirley, Pip; Secretary, Hiscock, Simon; Crawford, Todd; **Out of scope**

Subject:

FOR INFORMATION: National Cabinet Papers (SEC=OFFICIAL:Sensitive)

Attachments:

Agenda for the Meeting of National Cabinet - August 2023 - FINAL.pdf; Item 4 - Building more homes - Attachment C - Migration Strategy - FINAL.pdf; Item 5 - A Better Deal for Renters - FINAL.pdf; Item 6 - Helping more Australians buy a home - FINAL.pdf

OFFICIAL: Sensitive

Good morning

Please find attached the first tranche of papers for the 16 August National Cabinet meeting. Could you please ensure your First Ministers are provided with these papers.

The following meeting papers are attached:

Out of scope

- Item 5 – A Better Deal for Renters

- **Out of scope**

The papers for Item 4 and Item 8 will be circulated soon.

We apologise for circulating these papers only shortly ahead of the FSG meeting.

Please do not hesitate to contact me, Lee Steel on **s.36** or Hope Peisley on **s.36** if there are any questions.

Kind regards
 Sarah

Sarah Bellinger (she/her)
 Senior Adviser, Commonwealth-State Relations Branch
 Department of the Prime Minister and Cabinet

p. (02) [REDACTED] | m. [REDACTED]

Ngunawal Country, One National Circuit Barton ACT 2600 | PO Box 6500 CANBERRA ACT 2600

e. sarah.bellinger@pmc.gov.au w. pmc.gov.au



The Department acknowledges and pays respect to the past, present and emerging Elders and Traditional Custodians of Country, and the continuation of cultural, spiritual and educational practices of Aboriginal and Torres Strait Islander peoples.

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National Cabinet

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AGENDA

16 August 2023

2.00pm – 3.30pm

Brisbane Commonwealth Parliamentary Office

Agenda item	Format	Presenter
1. Acknowledgement of Country, Welcome and Introduction		Prime Minister
Out of scope		
Housing Australia: Build, Rent Buy		
Out of scope		
5. A Better Deal for Renters		
Out of scope		

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Item 5: A Better Deal for Renters

16 AUGUST 2023

AUTHOR: COMMONWEALTH
FOR DECISION

RECOMMENDATIONS

That First Ministers:

1. **Agree** to *A Better Deal for Renters* outlined in Appendix A that strengthens and harmonise renters' rights across jurisdictions, with legislation to be introduced by 30 March 2024.
2. **Agree** to task the Housing and Homelessness Ministerial Council to report to National Cabinet in the first quarter of 2024 on the implementation of *A Better Deal for Renters* reforms and further reforms that may be considered necessary.
3. **Agree** to task the Housing and Homelessness Ministerial Council and Energy and Climate Change Ministerial Council to continue the work required to implement paragraph 10 of *A Better Deal for Renters*.

KEY POINTS

1. Strong demand is driving significant tightness in the residential rental market, reflecting lower household size and constrained supply.
2. Advertised rents for houses in capital cities are now 25 per cent higher than before the pandemic and units 20 per cent higher. The national rental vacancy rate is currently 1.1 per cent compared to a 10-year average of 2.9 per cent.
3. Recognising record low vacancy rates across the housing market, the weaker bargaining power of tenants, and Australia's weaker tenancy laws against comparative international jurisdictions, a more nationally consistent approach is needed to ensure renters are better protected, including from arbitrary and unfair evictions, and have appropriate notice to plan their lives.
4. Most jurisdictions have either recently reformed, or are in the process of reforming, their tenancy laws. The reforms proposed focus on adopting best practice arrangements from across states and territories to support stronger and more consistent renters' rights across the country.
5. The rise of short-term rentals has affected the number of properties available in the long-term private rental market, which both Australian and international evidence



NATIONAL CABINET

suggests could put upward pressure on rents. Some jurisdictions have already introduced restrictions on short-stay accommodation to increase the effective supply of longer-term rental accommodation.

RISKS AND SENSITIVITIES

6. Some stakeholders may argue the changes to renters' rights will limit flexibility for landlords and renters, and have unintended impacts on the rental market. Others may argue they don't go far enough. However, the changes are designed to adopt best practice arrangements from across states and territories in a way that promotes more predictable and secure housing arrangements for tenants while maintaining incentives for landlords to invest in rental properties.
7. Real estate agent groups have advocated for reasonable implementation timeframes for further reforms given announced or planned reforms underway across several jurisdictions.
8. Advocates of short-term residential accommodation will likely argue introducing limits will reduce the flexibility of housing stock.

NEXT STEPS

9. Jurisdictions will continue to work to implement and A Better Deal for Renters through the Housing and Homelessness Ministerial Council and Energy and Climate Change Ministerial Council.

BACKGROUND

10. On 28 April 2023, National Cabinet tasked Housing Ministers to return with a proposal outlining specific reforms states and territories could undertake to strengthen renters' rights across jurisdictions, with the aim of providing a more nationally consistent approach with no net reduction in tenants' rights.
11. Compared to other OECD countries, Australia's residential rental market is characterised by short-term, insecure tenure. The Productivity Commission (PC) and Australia Bureau of Statistics note rental dwellings tend to be of lower quality and less energy efficient than owner-occupied housing. Imposing minimum quality standards for rental properties can reduce adverse consequences from poor-quality housing (such as respiratory conditions associated with damp and mould), improving the outcomes of tenants.
12. The proposed energy efficiency reforms continue the recent work of Energy Ministers under the Trajectory for Low Energy Buildings to progress a National Framework for Disclosure of Residential Energy Efficiency Information and a National Framework for Minimum Energy Efficiency Rental Standards.
13. In the 2023-24 Budget, the Commonwealth announced it was investing \$1 billion in the Clean Energy Finance Corporation to enable financial providers to deliver more low-interest loans for home energy upgrades.

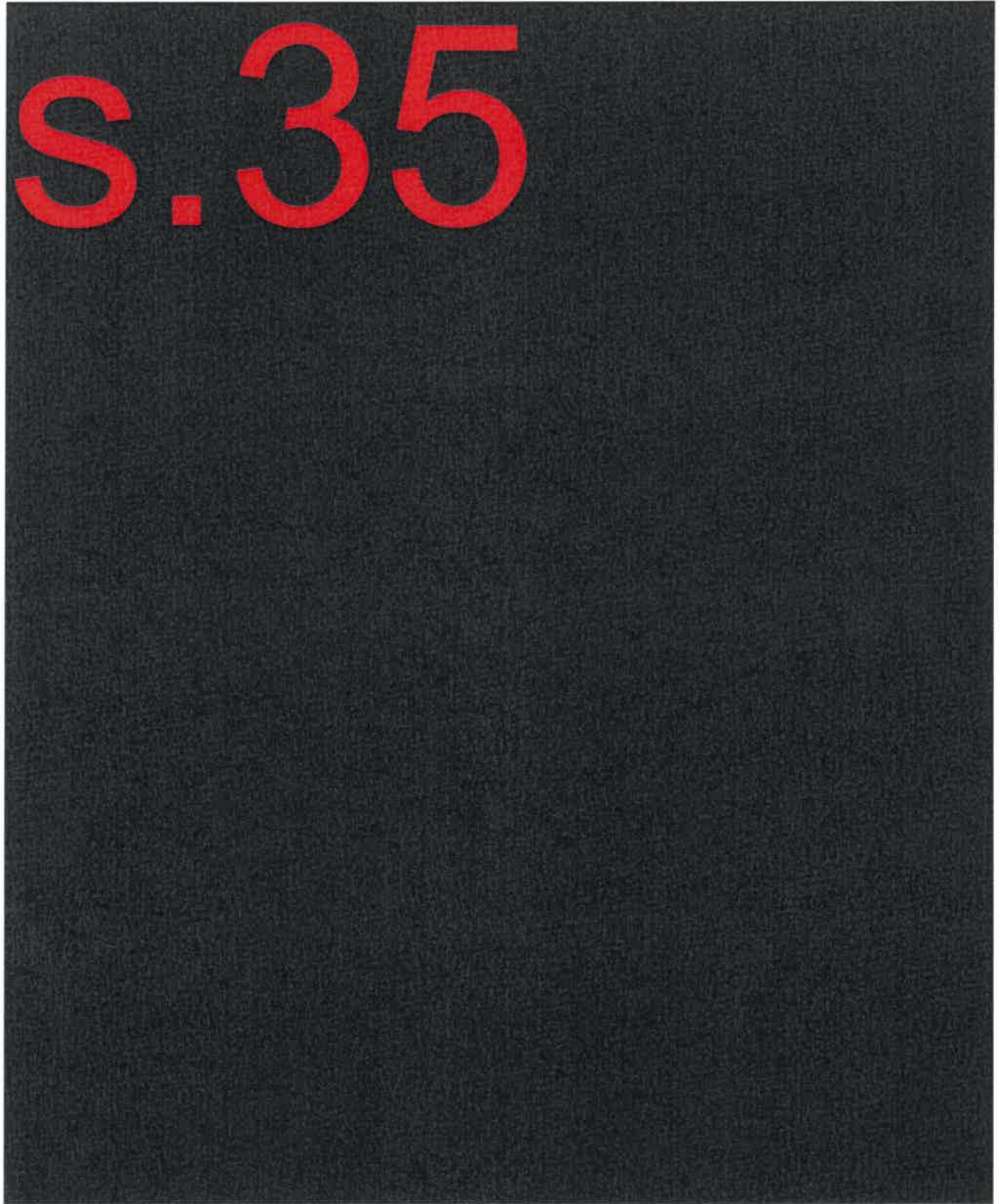


NATIONAL CABINET

14. Secure and affordable housing is fundamental to the wellbeing of Australians. According to the PC, about one in five residential moves by renters are involuntary, reflecting the lack of tenure security in the housing market. Involuntary moves can heighten the risks of financial hardship and homelessness and compromise a range of child developmental outcomes.
 - a. In addition, recent studies suggest that while renters have worse mental health outcomes on average, the mental health of stable renters becomes comparable to that of homeowners over time.
15. Currently, laws that allow '**no-grounds**' eviction mean that landlords can terminate a rental tenancy without the renter having breached their tenancy agreement, or providing any reason for termination. Replacing '**no-grounds**' eviction with prescribed reasonable grounds for eviction would reduce the likelihood that renters' face an involuntary move.
16. '**No-fault**' evictions typically occur because a landlord wishes to sell, renovate or move into the property. Increasing notice periods for '**no-fault**' evictions (where the tenant has not breached lease condition) has the potential to improve the welfare of tenants.
 - a. The reforms proposed would apply to the properties rented through the private rental market, with protections and safeguards applying to social and affordable housing remaining.
17. Minimum notice periods in Australia vary across jurisdictions and tend to be shorter compared to other OECD countries. Appropriate notice periods for '**no-fault**' evictions are important to give involved parties time to plan their future activities (e.g., find alternative accommodation and/or budget for the costs of moving), increasing their chances of securing suitable housing close to work and/or schools.

Appendix A

A Better Deal for Renters



S. 35

NATIONAL CABINET

16 AUGUST 2023

ITEM 5: A BETTER DEAL FOR RENTERS

Traffic Light
Red Do not support
Orange Support, noting significant issues
Green Support



Speaking Points

I support residential tenancy legislation that enables safe and secure housing for people in the private rental market.

Balancing the needs of tenants and property owners will be key in ensuring we don't create unintended consequences.

I also believe an increase in supply of private rental properties will help.

Tasmania's position



Key Reasons

- On 28 April 2023 National Cabinet agreed to task Housing Ministers to come back to National Cabinet in the second half of 2023 with a proposal outlining specific reforms that states and territories could undertake to strengthen renters' rights across jurisdictions, with the aim of providing a more nationally consistent approach with no net reduction in tenants' rights.

Better Deal for Renters



s.27

s.27

Budget Impact on Tasmania

s.27

Anticipated Position of Other Jurisdictions

s.27

Background

- Each state and territory residential tenancy legislation varies in its scope, mechanisms and progress of reform. Over recent years amendments from multiple jurisdictions have sought to address rent

bidding, minimum standards, dispute processes and pet permissions and minor property improvements.

- Variations from the *Tasmanian Residential Tenancy Act 1997* in scope across jurisdictions include management of caravan parks, rooming houses and unit trusts; leasing movable dwellings; operation of residential tenancy databases; and discrimination against tenants with children.
- The Economic Advisory Committee and the Women's Economic Equality Taskforce have both recommended that the Federal Government should increase Commonwealth Rent Assistance in Australian Government's May Budget. Advocates have argued that reducing cost-of-living pressures on renters improves their bargaining power.

Specific Renters Rights Matters

s.27

2. Eviction Notice Periods

- The Tasmanian Act prescribes 42 days for the matters under this proposed item. 42 days is seen as a perfect balance of the interests of tenants and property owners.

- s.27

3. Retaliatory Evictions

s.27

4. Rent Increase Limits

s.27

s.27

- The Tasmanian *Residential Tenancy Act (RTA) 1997* has a mechanism whereby a tenant can appeal to the Residential Tenancy Commissioner if they believe their rent increase has been excessive. s.27

s.27

5. Rent Bidding

- Rent-bidding is not permitted in Tasmania

6. Family Violence

- In Tasmania, under a Family Violence Order or Police Family Violence Order locks and other security devices can be changed on a property without consent. A Magistrate can also order the termination of a lease.

- s.27

7. Break Lease Fees

- In Tasmania currently the Tenant is responsible for paying the rent until a new lease starts if they 'break the lease'.

- s.27

8. Rent Applications

s.27

9. Minimum Standards

s.27

s.27

11. Geographically targeted 60 Limits on Short Stay

- The Tasmanian Planning Scheme, which is nearing full implementation in Tasmania, already enables local councils to have geographically focused planning requirements approved through specific area plans to limit the conversion of whole homes to short stay accommodation in circumstances where there is demonstrated need.
- Tasmania's nation leading Short Stay Accommodation Act 2019 provides detailed information to local councils from booking platforms like Airbnb on how short stay accommodation properties are being used. This enables local councils to make informed decisions for their local government area.

s.27

Todd Crawford

Acting Deputy
Secretary

Department of
Premier and Cabinet



s.36

Bray, Ella

From: National Cabinet <NationalCabinet@pmc.gov.au>
Sent: Friday, 6 October 2023 2:24 PM
To: **Out of scope**

Out of scope

Limkin, Craig; Gale, Jenny;

Luckman, Jill; Parr, Lauren; Healey, Mathew; Shirley, Pip; Secretary; Hiscock, Simon;

Out of scope

Subject: National Cabinet Record of Meeting - 16 August 2023 [SEC=OFFICIAL:Sensitive]
Attachments: Record of Meeting - National Cabinet 16 August 2023.pdf

OFFICIAL: Sensitive

Good afternoon,

Please see attached the Record of Meeting for the 16 August National Cabinet meeting. We apologise for the delay in getting this to you.

Should you have any questions, please do not hesitate to contact Lee Steel on **s.36**.

Kind regards
 Trhysa

National Cabinet
 Commonwealth-State Relations | Department of the Prime Minister and Cabinet
 p: **s.36** | e. NationalCabinet@pmc.gov.au | w. www.pmc.gov.au | w. [federation.gov.au](http://www.federation.gov.au)
 Ngannawal Country | One National Circuit Barton ACT 2600 | PO Box 6500 CANBERRA ACT 2600



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Meeting of National Cabinet

16 August 2023 – Brisbane Commonwealth Parliament Office

Record of Meeting

1. Acknowledgment of Country, welcome and introduction

- The Prime Minister provided an acknowledgement of country and welcomed Premiers and Chief Ministers to the meeting.

Out of scope

Out of scope

5. A Better Deal for Renters

National Cabinet:

- Agreed a range of reforms (refer Appendix A) to constitute *A Better Deal for Renters*, that strengthen and harmonise renters' rights across jurisdictions, with legislation to be introduced by 30 March 2024 (where applicable).
- Agreed to task the Housing and Homelessness Ministerial Council to report to National Cabinet in the first quarter of 2024 on the implementation of *A Better Deal for Renters* agreed reforms.

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Out of scope



Appendix A – A Better Deal for Renters reforms

1. Develop a nationally consistent policy to implement a requirement for genuine reasonable grounds for eviction, having consideration to the current actions of some jurisdiction
2. Ensure provisions to allow appeals against retaliatory eviction notices are fit for purpose (e.g. evictions motivated by tenants taking reasonable action to secure or enforce legal rights, complain or disclose information about their tenancy).
3. Move towards a national standard of no more than one rent increase per year for a tenant in the same property across fixed and ongoing agreements.
4. Implement a ban on soliciting rent bidding.
5. Allow tenants experiencing domestic or family violence to:
 - i. End agreements without penalty and with a streamlined process and evidence e.g. a declaration by a prescribed professional such as a doctor or support service worker;
 - ii. Change the locks and make security improvements without the landlord's permission;
 - iii. Have their name removed from databases due to property damage caused by family or domestic violence; and
 - iv. With jurisdictions to consider further action to protect tenants who are victim survivors of domestic or family violence e.g. the ability to apply to have the perpetrator removed from the tenancy.
6. Limit break lease fees for fixed term agreements to a maximum prescribed amount which declines according to how much of the lease has expired (e.g. a maximum of four weeks' rent if less than 25 per cent of the fixed term has expired).
7. Make rental applications easier and protect renters' personal information:
 - i. Prescribe a rental application form in each jurisdiction, with required documents limited to two in each of the following categories: identity, financial ability to pay rent, suitability;
 - ii. Require the destruction of renters' personal information three years after a tenancy ends and three months after tenancy begins for an unsuccessful applicant;
 - iii. Require tenants' personal information to be provided and corrected within 30 days of a request by a tenant or prospective tenant; and
 - iv. Specify information not allowed to be collected from a tenant or more generally (e.g. disputes with landlords).
8. Consider options for better regulation of short-stay residential accommodation.
9. Phase in minimum quality standards for rental properties (e.g. stovetop in good working order, hot and cold running water).

From: [Duffy, Simon](#)
To: [IGR, Tas](#)
Subject: A Better Deal For Renters - status report
Date: Wednesday, 8 November 2023 12:39:23 PM
Attachments: [image001.jpg](#)
[image002.png](#)
[A Better Deal for Renters - Renters Rights Reporting ~ Tasmanian Response FINAL.xlsx](#)
[image003.png](#)

Hi Jill,

Can you please send the attached along with the message below. Please send to HHMCSecretariat@dss.gov.au and copy to Kylie.Fidanza@homes.tas.gov , and myself.

Thanks

Please find attached an updated Tasmanian position in regards to the Better Deal For Renters – Status Report.

Please note Reform 8 has been updated to more accurately represent the circumstances in Tasmania. This version replaces the previous version provided by Homes Tasmania.

Regards

Simon Duffy | Senior Policy Analyst

Social Policy | Policy & Delivery Division

Department of Premier and Cabinet
Level 7, 15 Murray Street, Hobart
GPO Box 123, Hobart, TAS 7001

6.36

simon.duffy@dpac.tas.gov.au | www.dpac.tas.gov.au



8. Consider options for better regulation of short-stay residential accommodation				
Complete these cells		Complete these cells only if work to do		
Jurisdiction	Current status: Complete/work to do	Why do you consider this complete? OR if not complete, what work is still to be done?	Is legislation required?	If legislation is required, anticipated date of its introduction (month and year)
Out of scope				
Tasmania	Complete	<p>The Tasmanian Planning Scheme, which is nearing full implementation in Tasmania, enables local councils to proposed geographically focused planning requirements which can be approved through specific area plans to apply different planning requirements for short stay accommodation in residential areas. This could include limiting the conversion of whole homes to short stay accommodation in circumstances where there is demonstrated need.</p> <p>Tasmania's nation leading <i>Short Stay Accommodation Act 2019</i> provides detailed information to local councils from booking platforms like Airbnb on how short stay accommodation properties are being used. This enables local councils to make informed decisions for their local government area.</p>		

From: [HHMCSecretariat](#)
To: [HHMCSecretariat](#); [IGR, Tas](#)
Cc: [Duffy, Simon](#); [Fidanza, Kylie J \(Homes\)](#); [WATSON, Gill](#); [DOWIE, Yantra](#)
Subject: RE: A Better Deal For Renters - status report [SEC=OFFICIAL]
Date: Thursday, 9 November 2023 10:33:44 AM
Attachments: [image002.jpg](#)

Hi Jill,

Short email to advise that we will include your changes in updated papers we will send out.

Ta

jane

From: HHMCSecretariat <HHMCSecretariat@dss.gov.au>
Sent: Wednesday, 8 November 2023 2:17 PM
To: IGR, Tas <Tas.IGR@dpac.tas.gov.au>; HHMCSecretariat <HHMCSecretariat@dss.gov.au>
Cc: Duffy, Simon <Simon.Duffy@dpac.tas.gov.au>; Fidanza, Kylie J (DHHS) <kylie.fidanza@homes.tas.gov.au>; LLOYD, Jane <Jane.LLOYD@dss.gov.au>; WATSON, Gill <Gill.WATSON@dss.gov.au>; DOWIE, Yantra <Yantra.DOWIE@dss.gov.au>
Subject: RE: A Better Deal For Renters - status report [SEC=OFFICIAL]

Thanks for this Jill.

Unfortunately we received this update after papers had already gone out to Senior Officials and members of the renters' rights group. We will investigate options for making amendments to these, and return to you once we know more.

Very happy to chat if you would like? My mobile is s.36.

Ta,

jane

From: IGR, Tas <Tas.IGR@dpac.tas.gov.au>
Sent: Wednesday, 8 November 2023 12:43 PM
To: HHMCSecretariat <HHMCSecretariat@dss.gov.au>
Cc: Duffy, Simon <Simon.Duffy@dpac.tas.gov.au>; Fidanza, Kylie J (DHHS) <kylie.fidanza@homes.tas.gov.au>; IGR, Tas <Tas.IGR@dpac.tas.gov.au>
Subject: Re: A Better Deal For Renters - status report

Please find attached an updated Tasmanian position in regards to the Better Deal For Renters – Status Report.

Please note Reform 8 has been updated to more accurately represent the circumstances in Tasmania. This version replaces the previous version provided by Homes Tasmania.

Regards

Jill Luckman | Policy Analyst
 Policy Branch | Policy and Delivery Division

Department of Premier and Cabinet
Level 7, 15 Murray Street
Hobart, Tasmania 7000

s.36

jill.luckman@dpac.tas.gov.au | www.dpac.tas.gov.au



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Attachment 5A.3: ‘A Better Deal for Renters’ Status Update
Information as reported by jurisdictions (as of 3 November 2023).

KEY			
Reported by jurisdiction as ‘complete’	Reported by jurisdiction as ‘work to do’	Date in regular font: reported anticipated introduction of legislation	Date in bold red font: reported anticipated final implementation

Reform	Tas		
1	Out of scope		
2			
3			
4			
5i			
5ii			
5iii			
5iv			
6			
7i			
7ii			
7iii			
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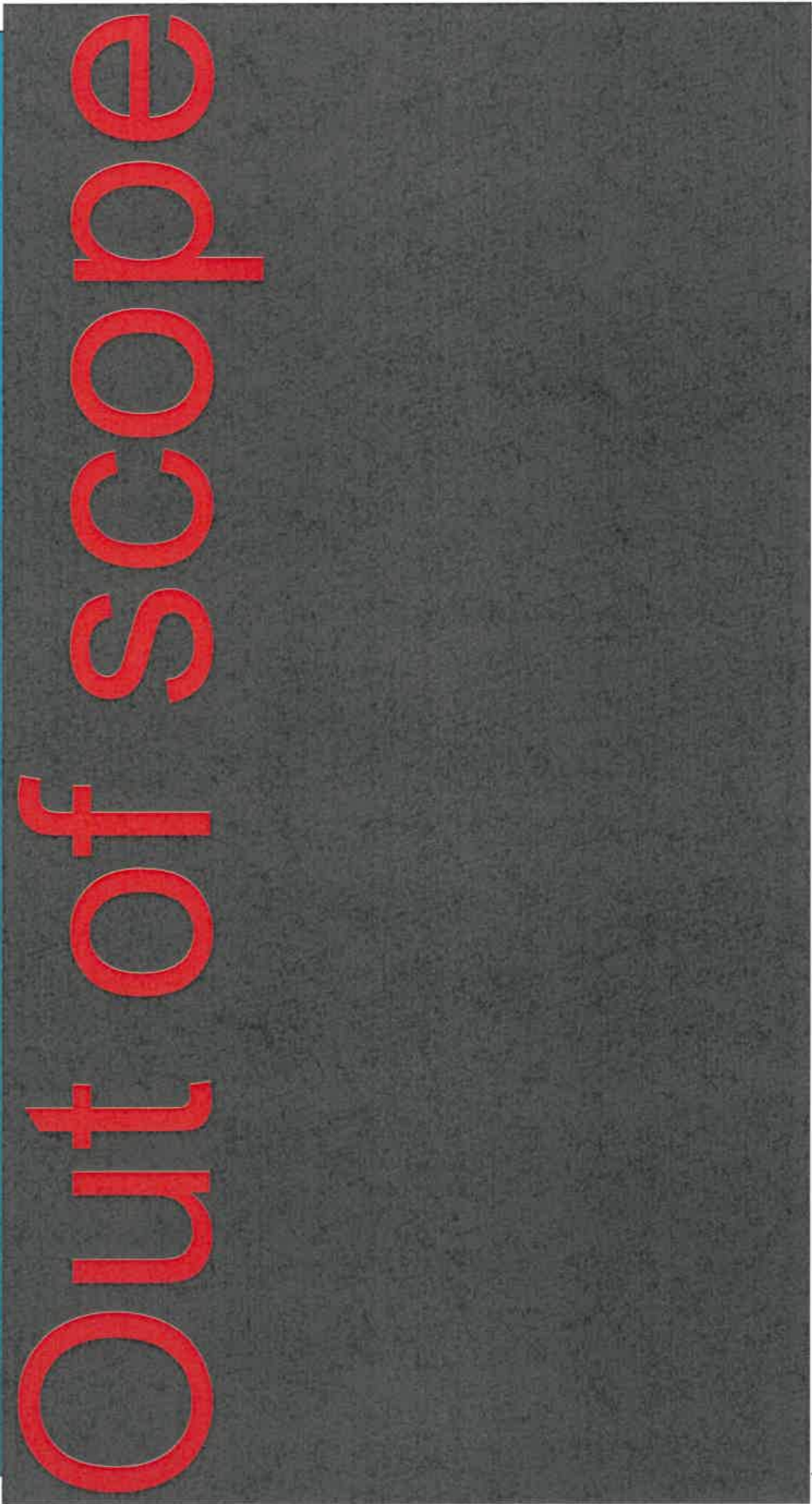
* NB: note ‘complete’ does not necessarily mean final implementation in all instances

‘A Better Deal for Renters’ reforms:

1. Develop a nationally consistent policy to implement a requirement for genuine reasonable grounds for eviction, having consideration to the current actions of some jurisdictions.
2. Ensure provisions to allow appeals against retaliatory eviction notices are fit for purpose (e.g. evictions motivated by tenants taking reasonable action to secure or enforce legal rights, complain or disclose information about their tenancy).
3. Move towards a national standard of no more than one rent increase per year for a tenant in the same property across fixed and ongoing agreements.
4. Implement a ban on soliciting rent bidding.
5. Allow tenants experiencing domestic or family violence to:
 - i. End agreements without penalty and with a streamlined process and evidence e.g. a declaration by a prescribed professional such as a doctor or support service worker;
 - ii. Change the locks and make security improvements without the landlord’s permission;
 - iii. Have their name removed from databases due to property damage caused by family or domestic violence; and
 - iv. With jurisdictions to consider further action to protect tenants who are victim survivors of domestic or family violence e.g. the ability to apply to have the perpetrator removed from the tenancy.
6. Limit break lease fees for fixed term agreements to a maximum prescribed amount, which declines according to how much of the lease has expired (e.g. a maximum of four weeks’ rent if less than 25 per cent of the fixed term has expired).
7. Make rental applications easier and protect renters’ personal information:
 - i. Prescribe a rental application form in each jurisdiction, with required documents limited to two in each of the following categories: identity, financial ability to pay rent, suitability;
 - ii. Require the destruction of renters’ personal information three years after a tenancy ends and three months after tenancy begins for an unsuccessful applicant;
 - iii. Require tenants’ personal information to be provided and corrected within 30 days of a request by a tenant or prospective tenant; and
 - iv. Specify information not allowed to be collected from a tenant or more generally (e.g. disputes with landlords).
8. Consider options for better regulation of short-stay residential accommodation.
9. Phase in minimum quality standards for rental properties (e.g. stovetop in good working order, hot and cold running water).

1. Develop a nationally consistent policy to implement a requirement for genuine reasonable grounds for eviction, having consideration to the current actions of some jurisdictions

Complete these cells		Complete these cells only if work to do	
Jurisdiction	Current status: Complete/work to do	Why do you consider this complete? OR If not complete, what work is still to be done?	Is legislation required? 
		If legislation is required, anticipated date of its introduction (month and year)	Anticipated final implementation date (month and year)



Tasmania	Complete	No cause evictions are not permitted, however a fixed term agreement ending is a valid reason to end a tenancy.
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2. Ensure provisions to allow appeals against retaliatory eviction notices are fit for purpose (e.g. evictions motivated by tenants taking reasonable action to secure or enforce legal rights, complain or disclose information about

Complete these cells

Complete these cells only if work to do

Jurisdiction	Current status: Complete/work to do	Why do you consider this complete? OR If not complete, what work is still to be done?	Is legislation required? <input type="checkbox"/>	If legislation is required, anticipated date of its introduction (month and year)	Anticipated final implementation date (month and year)
Tasmania	Complete	The opportunity for retaliatory evictions is limited, as the RTA does not permit 'no cause' evictions. However, a retaliatory eviction under the RTA could involve an owner ending a fixed term agreement when the lease term expires. There are no appeal provisions for tenants relevant to this situation. If the tenant remains in the property after the notice period has expired, the owner could apply to the Court for an order for vacant possession, which is likely to be issued in this situation.			

3. Move towards a national standard of no more than one rent increase per year for a tenant in the same property across fixed and ongoing agreements

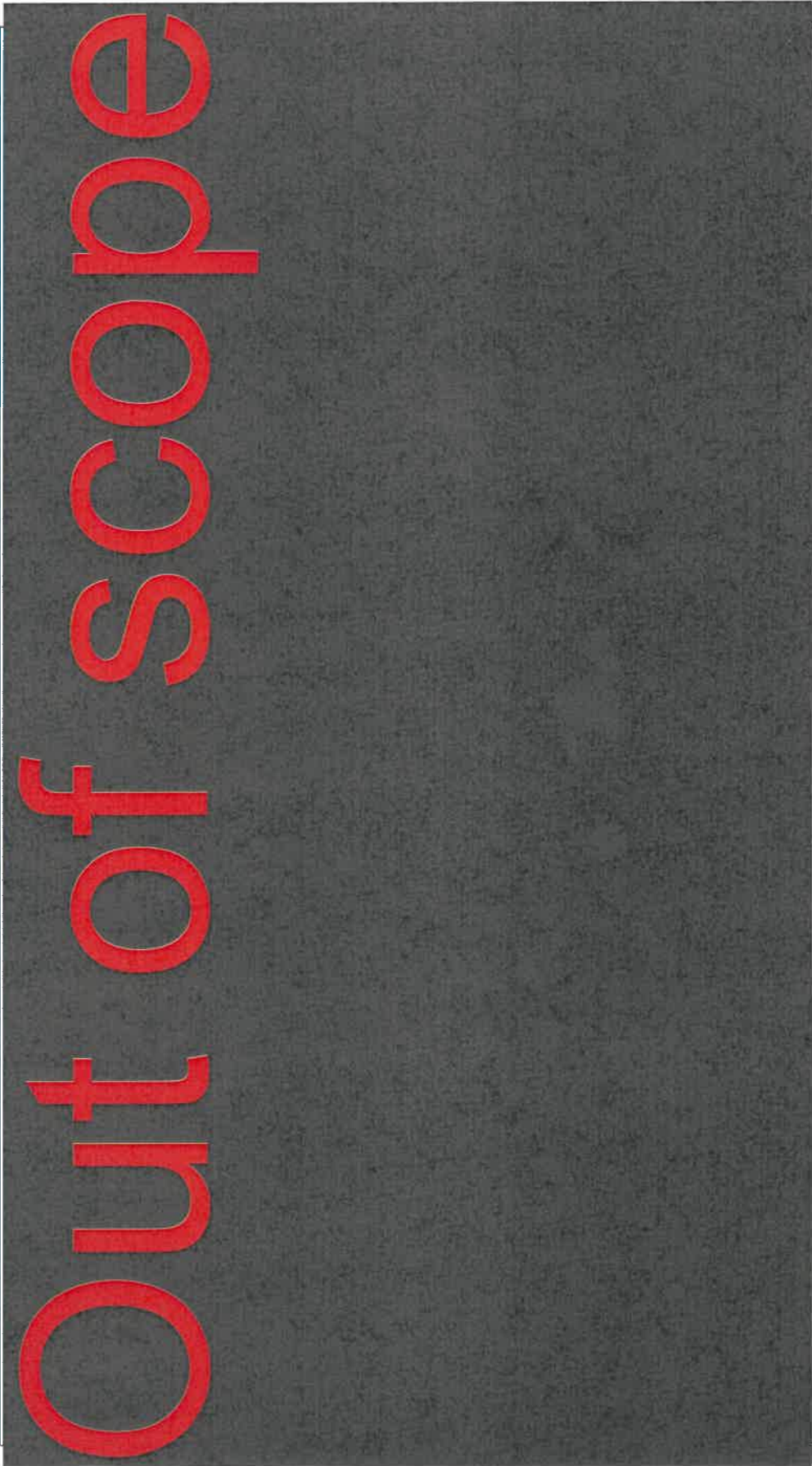
Complete these cells		Complete these cells only if work to do			
Jurisdiction	Current status: Complete/work to do	Why do you consider this complete? OR if not complete, what work is still to be done?	Is legislation required? <input type="checkbox"/>	If legislation is required, anticipated date of its introduction (month and year)	Anticipated final implementation date (month and year)
Tasmania	Complete	Rent increases cannot occur at intervals of less than 12 months (both fixed term and periodic tenancies).			

4. Implement a ban on solicited rent bidding

Jurisdiction	Current status: Complete/work to do	Why do you consider this complete? OR if not complete, what work is still to be done?	Is legislation required? <input type="checkbox"/>	If legislation is required, anticipated date of its introduction (month and year)	Anticipated final implementation date (month and year)
Out of scope					
Tasmania	Complete	Solicited rent bidding is prohibited.			

5) Allow tenants experiencing family and domestic violence (FDV) to end agreements without penalty and with a streamlined process and evidence e.g. a declaration by a prescribed professional such as a doctor or support service

Jurisdiction	Current status: Complete/work to do	Why do you consider this complete? OR if not complete, what work is still to be done?	Complete these cells		Complete these cells only if work to do	
			Is legislation required? <input type="checkbox"/>	If legislation is required, anticipated date of its introduction (month and year)	Anticipated final implementation date (month and year)	



Tasmania	Complete	Where a Family Violence Order is to be issued by the Court, the Court may make an order terminating a lease, or removing the protected person or perpetrator from the lease agreement (s 17 Family Violence Act).
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5ii) Allow tenants experiencing FDV to change the locks and make security improvements without the landlord's permission

Complete these cells		Complete these cells only if work to do	
Jurisdiction	Current status: Complete/work to do	Why do you consider this complete? OR If not complete, what work is still to be done?	Anticipated final implementation date (month and year)
Tasmania	Complete	Where a Family Violence Order, Police Family Violence Order or recognised Domestic Violence Order is in place to protect a tenant, the protected tenant may change the locks and security devices without the landlord's consent (s 57(2B) RTA).	

5iii) Allow tenants experiencing FDV to have their names removed from databases due to property damage caused by FDV

Complete these cells				Complete these cells only if work to do	
Jurisdiction	Current status: Complete/work to do	Why do you consider this complete? OR if not complete, what work is still to be done?	Is legislation required? <input type="checkbox"/>	If legislation is required, anticipated date of its introduction (month and year)	Anticipated final implementation date (month and year)
Out of scope					
Tasmania	Complete	A person, including someone experiencing family violence, may apply to the Commissioner for an order that the listing is unjust in the circumstances having regard to, among other things, the applicant's involvement in any acts or omissions that gave rise to the listing (s 48ZF RTA).			

5iv) Jurisdictions to consider further action to protect tenants who are victims of FDV e.g. the ability to apply to have the perpetrator removed from the tenancy

Complete these cells		Complete these cells only if work to do	
Jurisdiction	Current status: Complete/work to do	Why do you consider this complete? OR If not complete, what work is still to be done?	Anticipated final implementation date (month and year)
Out of scope			
Tasmania	Complete	Where a Family Violence Order is to be issued by the Court, the Court may make various orders including an order to remove the perpetrator from the lease agreement (s 17 Family Violence Act).	

6. Limit break lease fees for fixed term agreements to a prescribed amount which declines according to how much of the lease has expired (e.g. a maximum of 4 weeks' rent if less than 25% of the fixed term has expired)

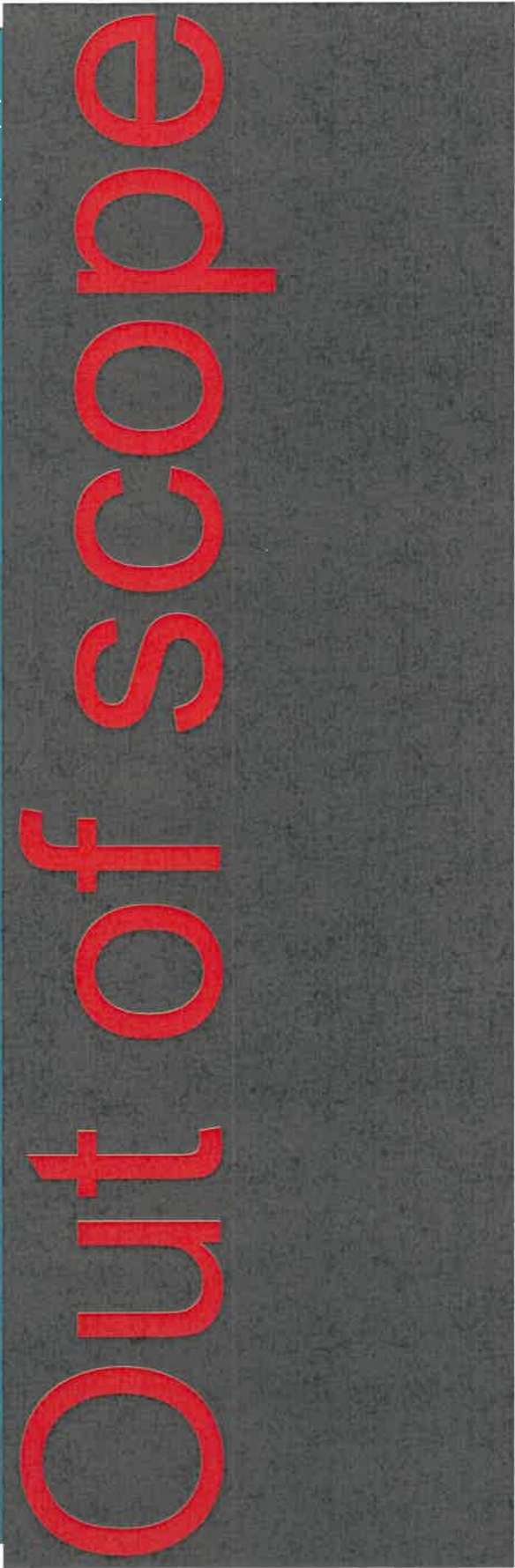
Complete these cells

Complete these cells only if work to do

Jurisdiction	Current status: Complete/work to do	Why do you consider this complete? OR if not complete, what work is still to be done?	Is legislation required? <input type="checkbox"/>	If legislation is required, anticipated date of its introduction (month and year)	Anticipated final implementation date (month and year)
Out of scope					
Tasmania		Currently, if a tenant on a fixed term lease wishes to break the lease, they are responsible for the rent until the end of the lease agreement, or until a new tenant is found (s 47B RTA). A tenant is also liable for any other loss rising from their early vacation, which can include the cost of advertising the property to be re-let. However, the owner must take all reasonable measures to enter into a lease agreement with another tenant as soon as possible after the early vacation (s 64A RTA).	Yes	TBA	TBA
	Work to do				

71) Prescribe a rental application form in each jurisdiction, with required documents limited to 2 in each of the following categories: identity, financial ability to pay rent, suitability

Complete these cells		Complete these cells only if work to do	
Jurisdiction	Current status: Complete/work to do	Why do you consider this complete? OR If not complete, what work is still to be done?	Is legislation required? <input type="checkbox"/>
			If legislation is required, anticipated date of its introduction (month and year)
			Anticipated final implementation date (month and year)



Tasmania	Work to do	There is no prescribed rental application form in Tasmania. The RTA does not prescribe questions that may be asked or documents that may be required to support an application.	
----------	------------	---	--

7ii) Require the destruction of renters' personal information 3 years after a tenancy ends and 3 months after tenancy begins for an unsuccessful applicant

Complete these cells		Complete these cells only if work to do			
Jurisdiction	Current status: Complete/work to do	Why do you consider this complete? OR If not complete, what work is still to be done?	Is legislation required? <input type="checkbox"/>	If legislation is required, anticipated date of its introduction (month and year)	Anticipated final implementation date (month and year)
Out of scope					
Tasmania	Work to do	The RTA does not specify time periods within which the personal information of applicants or tenants must be destroyed. Tasmania's Personal Information Protection Act does not apply to private organisations, unless they are subject to a personal information contract with a public authority or prescribed body.			

7(iii) Require tenants' personal information to be provided and corrected within 30 days of a request by a tenant or prospective tenant

Complete these cells		Complete these cells only if work to do			
Jurisdiction	Current status: Complete/work to do	Why do you consider this complete? OR if not complete, what work is still to be done?	Is legislation required? <input type="checkbox"/>	If legislation is required, anticipated date of its introduction (month and year)	Anticipated final implementation date (month and year)
Tasmania	Work to do	The RTA does not contain provisions regulating the provision or correction of tenants' personal information, except where that information is hosted on a Residential Tenancy Database used by owners/agents to check applicants' tenancy histories.			

7iv) Specify information not allowed to be collected from a tenant or more generally (e.g. disputes with landlords)

Complete these cells		Complete these cells only if work to do			
Jurisdiction	Current status: Complete/work to do	Why do you consider this complete? OR If not complete, what work is still to be done?	Is legislation required? <input type="checkbox"/>	If legislation is required, anticipated date of its introduction (month and year)	Anticipated final implementation date (month and year)
Tasmania	Work to do	The ETA does not regulate the questions that may be asked of, or the information that may be collected from, an applicant or tenant.			

8. Consider options for better regulation of short-stay residential accommodation

Complete these cells		Complete these cells only if work to do			
Jurisdiction	Current status: Complete/work to do	Why do you consider this complete? OR if not complete, what work is still to be done?	Is legislation required? <input type="checkbox"/>	If legislation is required, anticipated date of its introduction (month and year)	Anticipated final implementation date (month and year)
Out of scope					
Tasmania	Work to do	Tasmania has enacted the Short Stay Accommodation Act 2019 to monitor the impact of short stays on local rental markets. Under the Act, data is provided directly to local councils to enable them to determine if policy and regulatory changes for specific locations and circumstances are justified.			

9. Phase in minimum quality standards for rental properties (e.g. stovetop in good working order, hot and cold running water)

Complete these cells				Complete these cells only if work to do	
Jurisdiction	Current status: Complete/work to do	Why do you consider this complete? OR if not complete, what work is still to be done?	Is legislation required? <input type="checkbox"/>	If legislation is required, anticipated date of its introduction (month and year)	Anticipated final implementation date (month and year)
Out of scope					
Tasmania	Complete	All rental properties are required to meet minimum standards at the start of the tenancy. Requirements relate to weather proofing, structural integrity, cleanliness and good repair, various facilities (bathroom, toilet and cooking), electricity and heating, ventilation and window coverings.			

Gray, Ella

From: HHMCSecretariat <HHMCSecretariat@dss.gov.au>

Sent: Tuesday, 23 January 2024 2:00 PM

To: Out of scope

'lynden.pennicott@homes.tas.gov.au';

'kylie.fidanza@homes.tas.gov.au': Out of scope

IGR, Tas

Cc: Out of scope

Subject: RE: For input by 30 Jan 2024: A Better Deal for Renters – implementation report [SEC=OFFICIAL]

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Good afternoon,

Sending a gentle reminder that cleared state and territory input to the reporting template is due COB next Tuesday 30 January to support the implementation report for the Ministerial Council's consideration. Thanks to those who have already provided input.

Please contact me if you have any questions, or anticipate you will not be able to meet this timeframe.

Kind regards,

Gill Watson

A/g Assistant Director

Program Initiation and Development

Housing and Homelessness Program Delivery Branch

Department of Social Services

P: (02) **s.36** **E:** gill.watson@dss.gov.au

Please note I work part time: Monday to Thursday.

The Department of Social Services acknowledges the traditional owners of country throughout Australia, and their continuing connection to land, water and community. We pay our respects to them and their cultures, and to Elders both past and present.

From: HHMCSecretariat <HHMCSecretariat@dss.gov.au>

Sent: Thursday, 4 January 2024 4:27 PM

To: Out of scope

Out of scope
Out of scope

'david.tilley@justice.tas.gov.au'; 'kate.emerson@homes.tas.gov.au';

'lynden.pennicott@homes.tas.gov.au'; 'kylie.fidanza@homes.tas.gov.au';

Paul.Cummins@justice.tas.gov.au; Karin.Perry@justice.tas.gov.au; Out of scope

Cc: Out of scope

Subject: For input by 30 Jan 2024: A Better Deal for Renters – implementation report [SEC=OFFICIAL]

Dear colleagues,

Thank you all for your input into the 'A Better Deal for Renters' status update last year. The Housing and Homelessness Ministerial Council considered this update at its meeting on 20 November 2023 and agreed states and territories will report on implementation of agreed reforms under 'A Better Deal for Renters' at its next meeting, which is scheduled for Friday 23 February 2024. We understand that, subject to the Ministerial Council's endorsement, this implementation report will then be considered by National Cabinet in the first quarter of 2024.

To support this implementation report, please update the attached reporting template (Excel spreadsheet) for your jurisdiction and return it to HHMCSecretariat@dss.gov.au by Tuesday 30 January 2024. For consistency, please report a reform as 'complete' only if relevant legislation (where required) has passed and the changes are in place for renters. You will see the template includes an OPTIONAL sheet for jurisdictions who may wish to provide details of any relevant reforms being progressed outside of 'A Better Deal for Renters' (200 words maximum per jurisdiction).

DSS will use the information provided by jurisdictions to develop the implementation report for endorsement by the Ministerial Council. We anticipate the implementation report will take a similar form to the status update (attached for your information), and may include information on other reforms jurisdictions are progressing. Please note jurisdictions are responsible for arranging appropriate clearances for the information they provide for this purpose. DSS will consolidate jurisdictions' responses and circulate this once complete. We will also endeavour to circulate the implementation report to jurisdictions for review.

If you have any questions, please email HHMCSecretariat@dss.gov.au or contact me, or Gill Watson via gill.watson@dss.gov.au.

Other matters

You are likely aware that on 7 December 2023, the Community Affairs References Committee delivered its [final report](#) from its inquiry into [the worsening rental crisis in Australia](#). While the final report did not include any recommendations endorsed by the Committee further to the 2 recommendations made in the [interim report](#), it did include additional recommendations from the Chair, Coalition Senators and Labor Senators, several of which reference 'A Better Deal for Renters' reforms.

Thanks,

Marcela

Marcela Bonilla (she/her)
Branch Manager

Bray, Ella

From: Hiscock, Simon
Sent: Tuesday, 23 January 2024 10:54 AM
To: Duffy, Simon
Cc: McCracken, Kris; IGR, Tas; Pandey, Gayatri
Subject: RE: For Approval: For input by 30 Jan 2024: A Better Deal for Renters – implementation report [SEC=OFFICIAL]
Attachments: A Better Deal for Renters - Implementation Reporting Template.xlsx

Hi all,

This is approved.

@Pandey, Gayatri – please could you send the response Simon has provided below (and the attachment) from the IGR mailbox. Happy to discuss when I get into the office this afternoon.

From: Duffy, Simon <Simon.Duffy@dpac.tas.gov.au>
Sent: Friday, 19 January 2024 12:54 PM
To: Hiscock, Simon <Simon.Hiscock@dpac.tas.gov.au>
Cc: McCracken, Kris <Kris.McCracken@dpac.tas.gov.au>
Subject: RE: For Approval: For input by 30 Jan 2024: A Better Deal for Renters – implementation report [SEC=OFFICIAL]

Correction – the Homes Tas cc should be Lynden.Pennicott@homes.tas.gov.au and kate.emerson@homes.tas.gov.au

Simon Duffy | Senior Policy Analyst

Social Policy | Policy & Delivery Division

Department of Premier and Cabinet
 Level 7, 15 Murray Street, Hobart
 GPO Box 123, Hobart, TAS 7001
 +61 8 36

simon.duffy@dpac.tas.gov.au | www.dpac.tas.gov.au



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From: Duffy, Simon
Sent: Friday, 19 January 2024 12:20 PM

To: Hiscock, Simon <Simon.Hiscock@dpac.tas.gov.au>

Cc: McCracken, Kris <Kris.McCracken@dpac.tas.gov.au>

Subject: For Approval: For input by 30 Jan 2024: A Better Deal for Renters – implementation report [SEC=OFFICIAL]

For Approval:

Attached is the latest update on Tasmania's response to the commitments from National Cabinet regarding 'A Better Deal For Renters'. The context is that National Cabinet tasked it to Housing Ministers (who don't control the legislation). In Tasmania Homes Tasmania were given the task by the Minister and they have been coordinating with CBOS (who oversee the RTA). All reporting is coming back through the IGRTas mailbox.

The updates this time relate to items where Tasmania has indicated we have 'work to do'. The Commonwealth is keen to understand what we will do and when. CBOS have essentially advised they will address these items this year, but have not specified whether they will seek to enact legislative change. I am happy to discuss the nuance of this further if you wish.

It is my view that the updates provided by CBOS are OK to be provided to the Commonwealth.

I recommend the following be sent to the Commonwealth (HHMCSecretariat@dss.gov.au) from the IGRTas@dpac.tas.gov.au mailbox. We will also need to cc Homes Tasmania (Brad.Kelly@homes.tas.gov.au) and CBOS (Paul.Cummins@justice.tas.gov.au) in this response to close the loop.

Hi Marcella

Please find attached Tasmania's update to the A Better Deal For Renters Template.

Regards

Simon Duffy | Senior Policy Analyst

Social Policy | Policy & Delivery Division

Department of Premier and Cabinet

Level 7, 15 Murray Street, Hobart

GPO Box 123, Hobart, TAS 7001

+61 8 36

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6. Limit break lease fees for fixed term agreements to a prescribed amount which declines according to how much of the lease has expired (e.g. a maximum of 4 weeks' rent if less than 25% of the fixed term has expired)

Complete these cells only / work to do

Out of scope

Teamwide	Currently, if a tenant on a fixed term lease wishes to break the lease, they are responsible for the rent until the end of the lease agreement, or until a new tenant is found (s 473 RTA). A tenant is also liable for any other loss rising from their early vacation, which can include the cost of advertising the property to be re-let. However, the owner must take all reasonable measures to enter into a lease agreement with another tenant as soon as possible after the early vacation (s 64A RTA).	Yes	TBD - likely 2024	TBD
Work to do				

Bray, Ella

From: IGR, Tas
Sent: Tuesday, 23 January 2024 4:34 PM
To: Duffy, Simon; Hiscock, Simon; Pandey, Gayatri
Cc: IGR, Tas
Subject: RE: : For input by 30 Jan 2024: A Better Deal for Renters – implementation report [SEC=OFFICIAL]

Approved.

@Gayatri – please could the response below go back to Gill Watson from the IGR Tas mailbox.

Thanks!

From: Duffy, Simon <Simon.Duffy@dpac.tas.gov.au>
Sent: Tuesday, 23 January 2024 4:31 PM
To: Hiscock, Simon <Simon.Hiscock@dpac.tas.gov.au>
Cc: IGR, Tas <Tas.IGR@dpac.tas.gov.au>
Subject: RE: : For input by 30 Jan 2024: A Better Deal for Renters – implementation report [SEC=OFFICIAL]

Hi Simon

I have spoken with CBOS and been advised in writing from Brad Wragg that:

“...timing is tied to the 2024 legislative agenda and that hasn't been finalised yet. On that basis, we wouldn't be able to be more specific at this stage. Happy to provide further updates as time passes if needed...”

[Proposed response]

Hi Gill,

Thank you for your additional enquiry.

The timing of the reform of the *Residential Tenancy Act 1997* is tied to the 2024 legislative agenda, which is yet to be completely finalised. On that basis, Tasmania are unable to be more specific at this stage, however when this has been clarified we will provide further updates.

Regards

Simon Duffy | Senior Policy Analyst

Social Policy | Policy & Delivery Division

Department of Premier and Cabinet
 Level 7, 15 Murray Street, Hobart
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From: IGR, Tas <Tas.IGR@dpac.tas.gov.au>
Sent: Tuesday, 23 January 2024 1:56 PM
To: Hiscock, Simon <Simon.Hiscock@dpac.tas.gov.au>; Duffy, Simon <Simon.Duffy@dpac.tas.gov.au>
Subject: FW: : For input by 30 Jan 2024: A Better Deal for Renters – implementation report [SEC=OFFICIAL]

Hi Simon and Simon,

Please see the below email from HHMCSecretariat as they are seeking for indicative timeframes for the purpose of developing the *A Better Deal for Renters* implementation report for the Ministerial Council's endorsement.

Thank you.

Kind Regards,

Gayatri Pandey | Policy Support Officer
Policy and Intergovernmental | Policy and Delivery Division

Department of Premier and Cabinet
Level 7, 15 Murray Street
Hobart, Tasmania 7000
(p): +61 3 36 [REDACTED]
gayatri.pandey@dpac.tas.gov.au | www.dpac.tas.gov.au



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From: HHMCSecretariat <HHMCSecretariat@dss.gov.au>
Sent: Tuesday, 23 January 2024 1:51 PM
To: IGR, Tas <Tas.IGR@dpac.tas.gov.au>
Cc: Pennicott, Lynden (Homes) <lynden.pennicott@homes.tas.gov.au>; Emerson, Kate L (Homes) <kate.emerson@homes.tas.gov.au>; Cummins, Paul (DoJ) <Paul.Cummins@justice.tas.gov.au>; HHMCSecretariat <HHMCSecretariat@dss.gov.au>
Subject: RE: : For input by 30 Jan 2024: A Better Deal for Renters – implementation report [SEC=OFFICIAL]

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Hi Gayatri,

Thanks so much for providing Tasmania's input in such a timely manner – very much appreciated.

For the purpose of developing the *A Better Deal for Renters* implementation report for the Ministerial Council's endorsement, we would be grateful if you could please provide more specific indicative timeframes (e.g. which quarter and year if you are not in a position to provide the month) for the introduction of legislation and final implementation relating to reforms 6, 7i, 7ii, 7iii and 7iv. We understand these timeframes are subject to many factors, and the Implementation Report will be clear that these dates are indicative rather than locked in.

Happy to chat if you have any questions or concerns.

Kind regards,

Gill Watson

A/g Assistant Director

Program Initiation and Development

Housing and Homelessness Program Delivery Branch

Department of Social Services

P: (02) s.36 **E:** gill.watson@dss.gov.au

Please note I work part time: Monday to Thursday.

The Department of Social Services acknowledges the traditional owners of country throughout Australia, and their continuing connection to land, water and community. We pay our respects to them and their cultures, and to Elders both past and present.

From: IGR, Tas <Tas.IGR@dpac.tas.gov.au>

Sent: Tuesday, 23 January 2024 11:27 AM

To: HHMCSecretariat <HHMCSecretariat@dss.gov.au>

Cc: Pennicott, Lynden (Homes) <lynden.pennicott@homes.tas.gov.au>; Emerson, Kate L (Homes) <kate.emerson@homes.tas.gov.au>; Cummins, Paul (DoJ) <Paul.Cummins@justice.tas.gov.au>

Subject: RE: : For input by 30 Jan 2024: A Better Deal for Renters – implementation report [SEC=OFFICIAL]

Hi Marcella,

Please find attached Tasmania's update to the A Better Deal for Renters Template.

Kind Regards,

Gayatri Pandey | Policy Support Officer

Policy and Intergovernmental | Policy and Delivery Division

Department of Premier and Cabinet

Level 7, 15 Murray Street

Hobart, Tasmania 7000

(p):+61 s.36

gayatri.pandey@dpac.tas.gov.au | www.dpac.tas.gov.au



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Bray, Ella

From: Duffy, Simon
Sent: Tuesday, 23 January 2024 2:04 PM
To: IGR, Tas; Hiscock, Simon
Subject: RE: : For input by 30 Jan 2024: A Better Deal for Renters – implementation report [SEC=OFFICIAL]

Thanks Gayatri

I will follow up (although I am not sure DOJ want to be that specific).

Simon Duffy | Senior Policy Analyst

Social Policy | Policy & Delivery Division

Department of Premier and Cabinet
 Level 7, 15 Murray Street, Hobart
 GPO Box 123, Hobart, TAS 7001
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From: IGR, Tas <Tas.IGR@dpac.tas.gov.au>
Sent: Tuesday, 23 January 2024 1:56 PM
To: Hiscock, Simon <Simon.Hiscock@dpac.tas.gov.au>; Duffy, Simon <Simon.Duffy@dpac.tas.gov.au>
Subject: FW: : For input by 30 Jan 2024: A Better Deal for Renters – implementation report [SEC=OFFICIAL]

Hi Simon and Simon,

Please see the below email from HHMCSecretariat as they are seeking for indicative timeframes for the purpose of developing the *A Better Deal for Renters* implementation report for the Ministerial Council's endorsement.

Thank you.

Kind Regards,

Gayatri Pandey | Policy Support Officer

Policy and Intergovernmental | Policy and Delivery Division

Department of Premier and Cabinet
 Level 7, 15 Murray Street
 Hobart, Tasmania 7000
 (p):+61 5.36 [REDACTED]

Bray, Ella

From: HHMCSecretariat <HHMCSecretariat@dss.gov.au>
Sent: Wednesday, 24 January 2024 1:09 PM
To: IGR, Tas
Cc: HHMCSecretariat
Subject: RE: : For input by 30 Jan 2024: A Better Deal for Renters – implementation report [SEC=OFFICIAL]

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Hi Gayatri,

Thanks for getting back to me on this. Understood, and yes that would be great if you could please provide further updates as soon as you are in a position to do so.

Kind regards,
 Gill

From: IGR, Tas <Tas.IGR@dpac.tas.gov.au>
Sent: Wednesday, 24 January 2024 8:34 AM
To: HHMCSecretariat <HHMCSecretariat@dss.gov.au>
Subject: RE: : For input by 30 Jan 2024: A Better Deal for Renters – implementation report [SEC=OFFICIAL]

Hi Gill,

Thank you for your additional enquiry.

The timing of the reform of the Residential Tenancy Act 1997 is tied to the 2024 legislative agenda, which is yet to be completely finalised. On that basis, Tasmania are unable to be more specific at this stage, however when this has been clarified we will provide further updates.

Thank you.

Kind Regards,

Gayatri Pandey | Policy Support Officer
 Policy and Intergovernmental | Policy and Delivery Division

Department of Premier and Cabinet
 Level 7, 15 Murray Street
 Hobart, Tasmania 7000
 (p):+61 3 36 [REDACTED]
gayatri.pandey@dpac.tas.gov.au | www.dpac.tas.gov.au



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From: HHMCSecretariat <HHMCSecretariat@dss.gov.au>
Sent: Tuesday, 23 January 2024 1:51 PM

To: IGR, Tas <Tas.IGR@dpac.tas.gov.au>

Cc: Pennicott, Lynden (Homes) <lynden.pennicott@homes.tas.gov.au>; Emerson, Kate L (Homes) <kate.emerson@homes.tas.gov.au>; Cummins, Paul (DoJ) <Paul.Cummins@justice.tas.gov.au>; HHMCSecretariat <HHMCSecretariat@dss.gov.au>

Subject: RE: : For input by 30 Jan 2024: A Better Deal for Renters – implementation report [SEC=OFFICIAL]

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Happy to chat if you have any questions or concerns.

Kind regards,

Gill Watson

A/g Assistant Director

Program Initiation and Development

Housing and Homelessness Program Delivery Branch

Department of Social Services

P: (02) **s.36** E: gill.watson@dss.gov.au

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From: IGR, Tas <Tas.IGR@dpac.tas.gov.au>

Sent: Tuesday, 23 January 2024 11:27 AM

To: HHMCSecretariat <HHMCSecretariat@dss.gov.au>

Cc: Pennicott, Lynden (Homes) <lynden.pennicott@homes.tas.gov.au>; Emerson, Kate L (Homes) <kate.emerson@homes.tas.gov.au>; Cummins, Paul (DoJ) <Paul.Cummins@justice.tas.gov.au>

Subject: RE: : For input by 30 Jan 2024: A Better Deal for Renters – implementation report [SEC=OFFICIAL]

Hi Marcella,

Please find attached Tasmania's update to the A Better Deal for Renters Template.

Kind Regards,

Gayatri Pandey | Policy Support Officer

Policy and Intergovernmental | Policy and Delivery Division

Department of Premier and Cabinet

Level 7, 15 Murray Street

Hobart, Tasmania 7000

(p):+61 **s.36**



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Bray, Ella

From: Duffy, Simon
Sent: Thursday, 21 March 2024 11:45 AM
To: IGR, Tas
Cc: Hiscock, Simon
Subject: FW: For urgent action by 3pm Friday 22 March 2024: A Better Deal for Renters Implementation Report update [SEC=OFFICIAL:Sensitive]

Please see below response provided independent of DPAC.

Simon Duffy | Senior Policy Analyst

Social Policy | Policy & Delivery Division

Department of Premier and Cabinet
 Level 7, 15 Murray Street, Hobart
 GPO Box 123, Hobart, TAS 7001
 +61 **036**

simon.duffy@dpac.tas.gov.au | www.dpac.tas.gov.au



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From: Morgan-Thomas, Eleri S <elerimorgan-thomas@homes.tas.gov.au>
Sent: Thursday, March 21, 2024 11:18 AM
To: HHMCSecretariat <HHMCSecretariat@dss.gov.au>
Cc: Kelly, Brad J (Homes) <brad.kelly@homes.tas.gov.au>; Emerson, Kate L (Homes) <kate.emerson@homes.tas.gov.au>; Stone, Jessemy I (Homes) <jessemy.stone@homes.tas.gov.au>; Duffy, Simon <Simon.Duffy@dpac.tas.gov.au>
Subject: RE: For urgent action by 3pm Friday 22 March 2024: A Better Deal for Renters Implementation Report update [SEC=OFFICIAL:Sensitive]

Hi

Thank you for your email. There will be no update from Tasmania given we are still in Caretaker ahead of the election this weekend.

Regards
 Eleri

Eleri Morgan-Thomas
 Chief Executive Officer

(m) s.36

From: HHMCSecretariat <HHMCSecretariat@dss.gov.au>

Sent: Thursday, March 21, 2024 10:04 AM

To: Out of scope

Morgan-Thomas, Eleri S <eleri.morgan-thomas@homes.tas.gov.au>; Orchard, Anita L <anita.orchard@homes.tas.gov.au> Out of scope

Subject: For urgent action by 3pm Friday 22 March 2024: A Better Deal for Renters Implementation Report update
[SEC=OFFICIAL:Sensitive]

Importance: High

External Sender - Exercise Caution

Dear colleagues,

As you are aware, the Housing and Homelessness Ministerial Council is meeting next Monday 25 March 2024.

We understand at least one jurisdiction indicated interest in updating its input to the *A Better Deal for Renters Implementation Report* ahead of its consideration by National Cabinet. In preparation for the Ministerial Council meeting, we request you provide any updates to your jurisdiction's implementation of agreed reforms by **3pm Friday 22 March 2024**. Please make any updates in red font using the attached Consolidated Responses spreadsheet. A nil response will be taken as no updates required.

As the Implementation Report has been endorsed by the Ministerial Council, jurisdictions are responsible for clearing any updates through their Housing Minister.

Apologies for the short timeframe. If you have any questions or concerns, please email HHMCSecretariat@dss.gov.au or contact myself or Jane Lloyd (jane.lloyd@dss.gov.au or s.36).

Kind regards,

Marcela Bonilla (she/her)

Branch Manager

Housing and Homelessness Program Delivery

Department of Social Services

P: (02) s.36 E: marcela.bonilla@dss.gov.au M: s.36

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