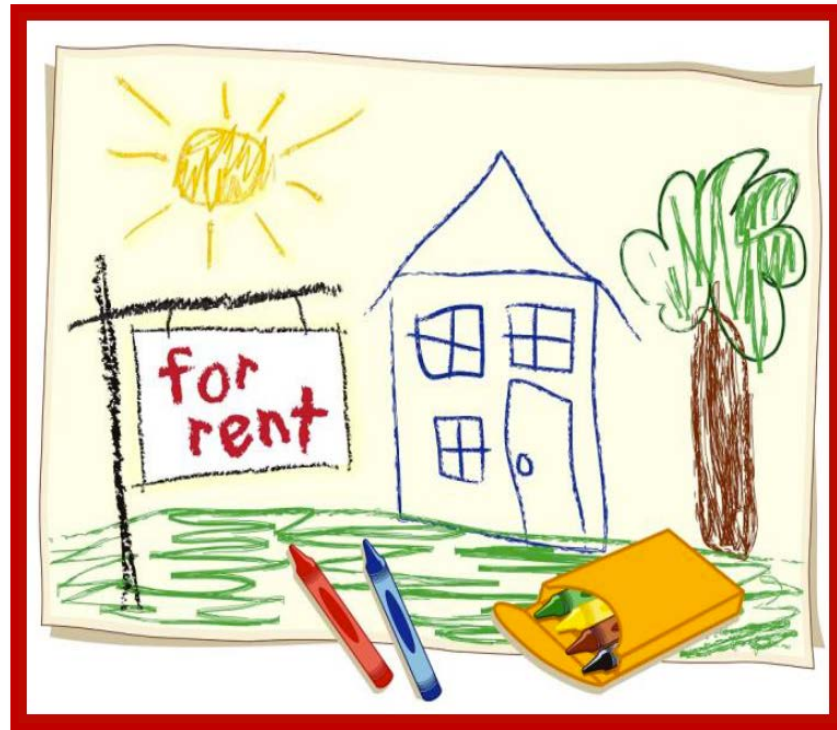


# Energy Efficiency and Minimum Standards for Queensland?

ECA Housing Summit

Luke Reade,  
QCOSS  
September 2018



# Choice and Control

Funded by Energy Consumers Australia -  
partnership between QCOSS, Tenants Queensland  
and QShelter

## Key Themes

1. **Control:** Lack of control over energy use and costs
2. **Choice:** Ability to make informed choices about energy use and costs
3. **Safeguards:** Equitable access to energy consumer safeguards

**QCOSS**  
Queensland Council  
of Social Service

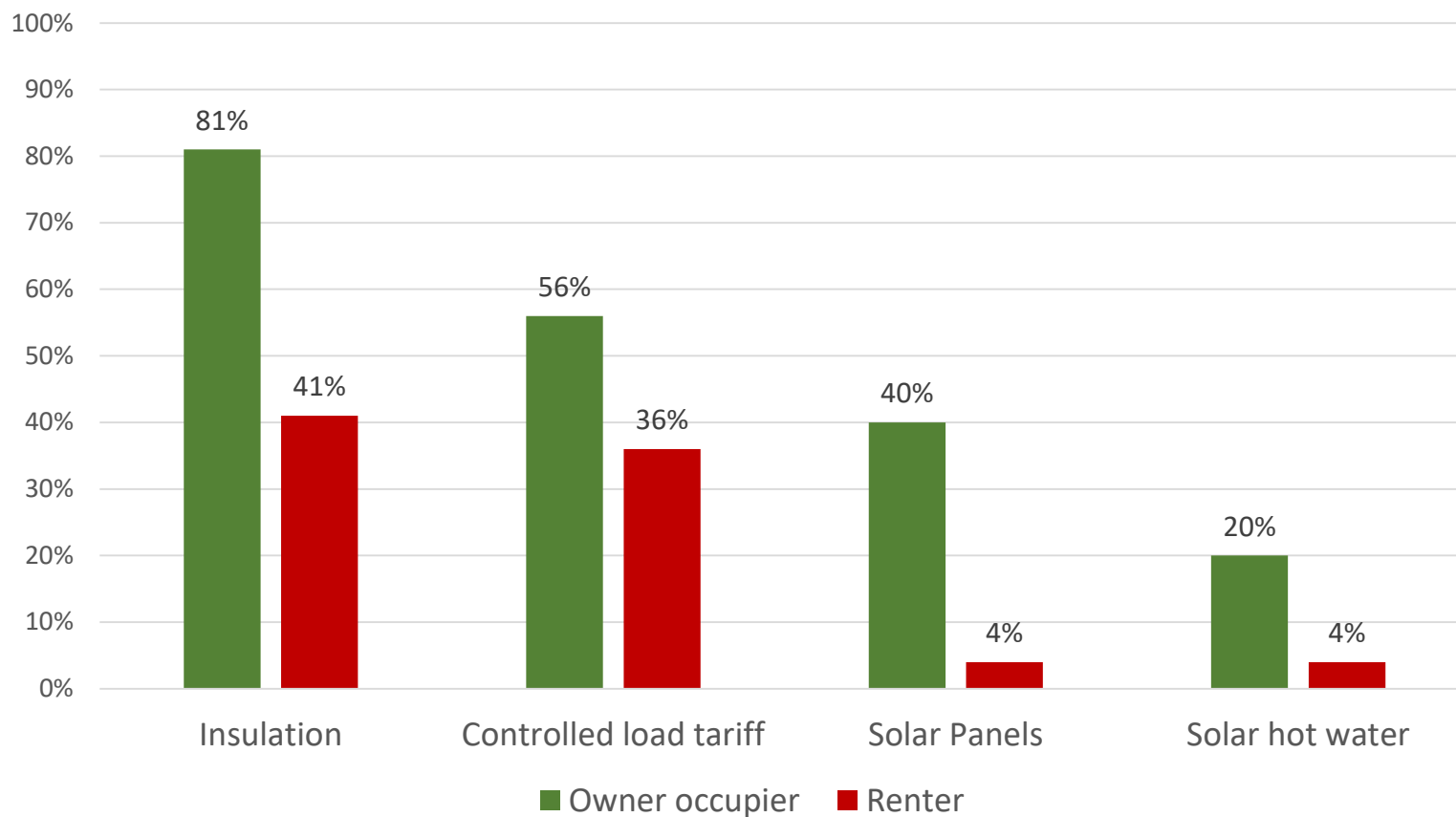
**Choice and Control?**  
The experiences of renters in the  
energy market



June 2017

# Uptake of technology

Proportion of Queensland households with energy efficiency features



# Landlord permission:

- Renters need permission to make changes to property, fixtures, electricals and fixed appliances
- Property agents do not always pass requests to landlords
- Evidence shows landlords don't give permission even if there is no cost to them
- 70% of survey respondents who had asked for landlord permission to make improvements had not been successful.



# Recommendations

- **Reviewing legislation** to ensure consistency and equity in outcomes for renters as energy consumers;
- Amend the Residential Tenancy and Rooming Accommodation Act (2008) to require lessors to **consent to the tenant making energy performance improvements to the property if there is no cost to the lessor.**
- **Publishing clear and independent information** so all parties (renters, lessors, property agents and third party exempt sellers) clearly understand their rights and obligations; and
- **Improving access to energy consumer safeguards for renters**, including concessions, EWOQ, price protections for energy services where there is no competition and consumer protections for renters with non-standard energy supply arrangements.

# Recommendations

- Undertake an **audit of existing government-owned social housing stock to identify opportunities** for improving minimum energy performance standards.
- Develop and implement **minimum energy performance standards for existing social and private rental housing.**



# Residential Tenancy and Rooming Accommodation Act 2008

- Not just energy, but...
- 17A Prescribed minimum housing standards
  - (3) ..., including, for example, the following—
    - (b) **ventilation and insulation**;
    - (c) protection from **damp** and its effects;
    - (d) **construction, condition, structures**, safety and situation of the premises, inclusions or park facilities;
    - (g) provision of water supply, **storage** and sanitary facilities;
    - (h) **laundry and cooking** facilities;
    - (i) **lighting**;
    - (k) **energy efficiency**.

# Minimum Standards

- Not necessarily prescribing particular actions
- Queensland has 4 different climate zones!
- Prescribing a rating scheme
- A list of actions to achieve that rating
- Staged Approach
- 3rd party compliance

## Some principles:

- Shift power back to tenants
- Tenants shouldn't become energy experts – easy communication
- Social and financial costs not borne by tenants

