



RIS Ref: DHPW1034-0319

File Ref: DOC19/2159

23 October 2019

Ms Ange Wright
Director, Legislation and Reform
Department of Housing and Public Works
41 George Street
BRISBANE QLD 4000

Dear Ms Wright

Consultation Regulatory Impact Statement—Renting in Queensland—Safety, security and certainty

Thank you for your enquiry of 21 March 2019 and additional information provided to 22 October 2019, seeking advice on the adequacy of the Consultation Regulatory Impact Statement 'Renting in Queensland—Safety, security and certainty' (Consultation RIS).

Background

The Department of Housing and Public Works (the department) notes that common renting issues of interest to the Queensland community emerged from the Open Doors to Renting Reform consultation program. These issues included longer leases and without grounds evictions, renting with pets, minor modifications, entry and privacy, property condition, bonds and rent, accountability of property managers, and supporting vulnerable tenants.

A Consultation RIS has been prepared inviting feedback on proposed options to achieve the government's policy objectives related to:

- supporting enforcement of existing tenancy rights without fear by prohibiting retaliatory eviction
- ensuring rental accommodation is safe, secure and functional through prescribed minimum housing standards, improved domestic and family violence protections and a minor modifications framework
- improving access to pet-friendly rental accommodation by helping tenants and property owners reach agreement on this issue.

Assessment

In undertaking its assessment of whether a RIS is adequate, the Queensland Productivity Commission (the Commission) has regard to the 'adequacy criteria' in the Queensland Government Guide to Better Regulation (the guidelines).

Based on these criteria, the Commission considers the Consultation RIS adequately presents the department's assessment of the issues and provides analysis and quantification (where relevant) of options and their impacts on potentially affected stakeholders.



Queensland Productivity Commission
Lvl 27, 145 Ann Street, Brisbane Qld 4000
PO Box 12112, George Street Qld 4003

TEL 07 3015 5111
EMAIL enquiry@qpc.qld.gov.au
WEB qpc.qld.gov.au
ABN 18 872 336 955

Given these points, the Commission considers the Consultation RIS is adequate for the purposes of public consultation. Consultation with stakeholders will likely assist the department to further develop the policy, including:

- whether any alternative options, which achieve the aims of the policy objectives, should be considered
- verifying the analysis undertaken and whether the proposals will have any unforeseen adverse impacts on the business or the community, including any impacts on the availability and affordability of rental accommodation
- whether the proposals are likely to provide a net benefit to the community.

To assist in this consultation process, the Commission also recommends that any related supporting analysis, not already publicly available, be publicly released at the same time as the Consultation RIS.

Further, the Commission notes the department's intention to conduct additional concurrent consultation activities with the Consultation RIS and that the department will continue to consult with the Commission to ensure such activities are consistent with regulatory best practice principles.

Consistent with the guidelines, once a Consultation RIS has been approved for release it is published on the Commission's website along with this letter. After consultation has concluded, a Decision RIS, incorporating the consideration of public comments should be provided to the Commission for assessment before the matter is finally referred to Cabinet for decision.

Please contact Robert Sugden, Senior Analyst on (07) 3015 5113 if you require any additional information or guidance in relation to the above comments or the guidelines in general.

Yours sincerely



Christine Tozer
Team Leader