

11 March 2016

Ms Tania Homan
Executive Director
Queensland Productivity Commission
PO Box 12112
GEORGE STREET QLD 4003



Dear Ms Homan

Re: Draft Report Electricity Pricing Inquiry

Thank you for your correspondence of 1 March 2016 advising the Residential Tenancies Authority (RTA) of the draft report of the public inquiry into electricity pricing. I appreciate you drawing our attention to Draft Recommendation 54 about requirements for landlords to meet certain standards of energy efficiency and demand management in housing stock, and asking for our comments.

The RTA is a state government statutory body that administers the *Residential Tenancies and Rooming Accommodation Act 2008* (the RTRA Act) and is responsible to the Minister for Housing and Public Works. We provide tenancy information, bond management, dispute resolution, investigation, and policy and education services for about 34% of Queenslanders living in more than 530,000 rental properties around Queensland.

The RTA's submission to the draft report (attached) addresses issues impacting Queensland's private rental sector. The RTA supports solutions which support affordable housing outcomes and protect the interests of both tenants and property owners. While more energy efficient rental properties might result in lower recurrent energy consumption costs for tenants, there are a number of issues that also need to be considered. These include:

- Extent of energy inefficient rental housing stock
- Energy efficiency in housing is not tenure specific
- Access to incentives and rebates (both home owners and tenants)
- Costs of regulation
- Enforcement
- Electricity charging in residential tenancies, particularly in on-supply situations

If you require further information or assistance regarding this matter, please do not hesitate to contact Mr David Breen, Executive Manager, Policy and Education Services on 3046 5665.

Yours sincerely


Darren Barlow
Chief Executive Officer

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