

# THE RENTAL REPORT

A 2-year performance report on the progress of A Better Deal for Renters

*September 2025*



 national  
**shelter**

 National  
Association of  
Renters' Organisations

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## ABOUT NATIONAL SHELTER

**National Shelter is a non-government, non-partisan, independent and member-based organisation that has operated since 1975 as a national housing peak body. We represent the interests of people living on lower incomes across the whole housing system. Our vision is for a fair and sustainable housing system. We aim to improve housing access, affordability, appropriateness and security of tenure for people living on low incomes in Australia.**

We lead on and amplify information about housing issues and support evidence-based solutions through engagement and collaboration with all levels of government, the private and not-for-profit sectors, industry bodies, academia and people with lived experience to shape and influence government policy and action.

## ABOUT THE NATIONAL ASSOCIATION OF RENTERS' ORGANISATIONS

**The National Association of Renters' Organisations (NARO) is a Federation of State and Territory based Tenants' Unions and Tenants Advice Services across Australia.**

Our membership comprises Tenants Queensland, the Tenants' Union of NSW, the Tenants' Union of Tasmania, Tenants Victoria, Circle Green Legal Centre WA, and the Darwin Community Legal Centre.

We are the country's leading voice representing the interests of people who rent their homes in our respective jurisdictions and are experts in the application of residential tenancy law. Collectively we resource, co-ordinate or directly provide advice regarding more than 80,000 tenancy issues each year.

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# INTRODUCTION

**The National Cabinet in August 2023 met and agreed to focus on delivering more secure and affordable housing for Australians. One of the priorities to deliver on this was for each State and Territory to implement the Better Deal for Renters which would strengthen and harmonise renters rights across Australia.**

In August 2024 NARO and National Shelter released a one year report card on the progress of each State and Territory in implementing the Better Deal for Renters. In that report card we can see that States and Territories had been consulting on the rental reforms and in some cases proposing and adopting legislation. What was fundamentally missing was any transparency around the overall process of engagement nationally on the Better Deal for Renters.

Two years on since the Better Deal for Renters was announced there is still no process of engagement nationally on the Better Deal for Renters. We also can see a further widening in the experience of renters dependent on where they live in Australia. Some states and territories have implemented the majority of the rental reforms but others have barely made any progress.

In addition to the Better Deal for Renters NARO has been advocating for other key principles that were missing in the National Cabinet's priorities. These additional principles are essential to strengthen renters rights but unfortunately to date there has been little progress in these areas across all jurisdictions.

This report consolidates work undertaken by National Shelter and NARO collectively, as well as NARO individually for better rental regulations for the third of Australians who rent. This includes calling for Commonwealth leadership and national consistency to harmonise rental regulations in Australia as a key area of law reform to ensure renters have access to safe, affordable, and secure homes.

This includes:

- [The Rental Report: A performance report on the progress of a Better Deal for Renters \(2024\)](#)
- [NARO National Nine - Principles for Strengthening Renters' Rights \(2023\)](#)
- [Statement on the Worsening Rental Crisis in Australia \(2023\)](#)
- [Disrupted - The Consumer Experience of Renting in Australia \(2018\)](#)
- [Unsettled - Life in Australia's Private Rented Market \(2017\)](#)
- [A Better Lease on Life - Improving Australian Tenancy Law \(2010\)](#)

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## WHAT IS THE BETTER DEAL FOR RENTERS?

### The Better Deal for Renters includes:

- **Developing a nationally consistent policy to implement a requirement for genuine reasonable grounds for eviction.**
- **Moving towards limiting rent increases to once a year.**
- **Phasing in minimum standards.**

The aim of these changes was to “make a tangible impact for the almost one-third of Australia households who rent”.

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 (eg evictions motivated by tenants taking reasonable action to secure or enforce legal rights, complain or disclose information about the 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:
  - a. 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;
  - b. Change the locks and make security improvements without the landlord's permission;
  - c. Have their name removed from databases due to property damage caused by family or domestic violence; and
  - d. 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 4 weeks' rent if less than 25% of the fixed term has expired).
7. Make rental applications easier and protect renters' personal information
  - a. 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;
  - b. Require the destruction of renters' personal information three years after a tenancy ends and three months after tenancy begins for an unsuccessful applicant;
  - c. Require tenants' personal information to be provided and corrected within 30 days of a request by a tenant or prospective tenant; and
  - d. Specify information not allowed to be collected from a tenant or more generally (e.g. disputes with landlords).

8. Consider options for better regulating 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)

## METHODOLOGY

To assess the two year progress of the Better Deal for Renters NARO members considered how their relevant jurisdiction had fared against the nine provisions of the Better Deal since the one year report card was published in August 2024. The relevant elements were colour coded against progress.<sup>1</sup>

Red square	No progress made towards the reform. This includes public refusal by the relevant government to consider the measure.
Orange square	Has started to make some progress toward the reform but substantial work is still needed. Progress could include having commenced a consultation process with clear timeframes and agenda. This does not include only announcing consultation. Have made changes to their regulatory regime but the changes fall well short of the National Cabinet reform agenda.
Yellow square	Have made considerable progress towards the reform. This could include legislation before the parliament that meets the National Cabinet reform agenda and is expected to be adopted.  Have adopted measures but these fall slightly short of the National Cabinet reform agenda.
Green square	Has adopted the reform as stated in the Better Deal for Renters
Blue square	Has adopted a reform that exceeds the Better Deal for Renters
Gradients	Indicates that status has elements of both colour codes.

The table on the next page provides a clear, visual summary of the progress being made by States and Territories, illustrating the jurisdictions who have made little to no progress on meeting their National Cabinet commitments. The Appendix provides further information and comparison on progress jurisdictions have made between August 2023 and August 2025.

<sup>1</sup>\*Gradient colours were also used to indicate jurisdictions who were moving in the right direction.

**PROGRESS ON DELIVERING A BETTER DEAL FOR RENTERS - TWO YEARS ON**

	QLD	NSW	ACT	VIC	TAS	SA	WA	NT
National consistent policy to remove "no grounds" evictions	Yellow	Green	Green	Green	Yellow	Green	Red	Red
Fit for purpose appeals against retaliatory evictions	Green	Orange	Green	Orange	Orange	Orange	Yellow	Red
National standard of no more than one rent increase per year	Green	Green	Blue	Green	Green	Green	Green	Red
A ban on soliciting rent bidding	Blue	Green	Green	Blue	Green	Blue	Green	Blue
Support for tenants experiencing domestic or family violence	Yellow	Green	Green	Blue	Yellow	Green	Green	Green
Limit break fees for fixed term agreements	Green	Green	Green	Orange	Red	Orange	Red	Yellow
Make rental applications easier and protect renters' personal information	Yellow	Yellow	Red	Green	Red	Green	Red	Yellow
Options for better regulation of short stay residential accommodation	Red	Green	Yellow	Green	Orange	Red	Yellow	Red
Phase in minimum rental housing standards	Yellow	Yellow	Yellow	Blue	Yellow	Yellow	Red	Red



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## SUMMARY OF PROGRESS

**Below is a summary of the progress by Australian governments across all jurisdictions towards meeting the commitments outlined within the National Cabinet's Better Deal for Renters.**

### Reasonable Grounds for Eviction

Since the one year report card there has been no notable or visible movement in Western Australia and Northern Territory in ending no ground terminations.

All other States and Territories have at least partially removed no grounds evictions but as reported in the one year report card this has been problematic where no grounds evictions continue to be allowed at the end of fixed term agreements.

Queensland and Tasmania still allow no grounds evictions for fixed-term tenancies and advocates note this has resulted in increasing numbers of the renters in these States, indeed the majority, being on fixed term agreements for the duration of their tenancy. That is, they are required to sign back-to-back fixed term agreements or face eviction due to the end of the fixed term.

At the time of writing Victoria maintains the ability to end the first fixed-term without grounds but amending legislation has been passed and is scheduled to commence in November 2025.

New South Wales legislation ending no grounds termination notices commenced in May 2025 but 5 weeks after the new prescribed grounds for termination and evidence requirements commenced the NSW Government opened a loophole by reducing the evidence requirements for termination notices due to significant repairs or renovations. Advocates and academics have called on the NSW Government to reinstate the evidence requirements and close the loophole.

We note that the principle is for a consistent approach. Given the developments across all jurisdictions as well as Australia's international human rights obligations, we consider this to include -

- they apply to all contracts providing a person with the right to use a property as their home however named,
- a published list of legally valid reasons,
- evidence provided with the notice of termination and
- a re-letting exclusion period following the use of grounds which assert a different use.

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## Marginal renters

We note that this includes residents of boarding or rooming houses. Legislation that regulates marginal renting should also be updated to meet the obligations of the Better Deal for Renters.

The approach currently taken by states and territories for marginal renters is varied and in the majority of jurisdictions marginal renters have little rights or protections against no grounds terminations.

Victoria's tenancy legislation provides coverage for renters living in rooming houses and landlords are only allowed to issue a termination notice for specific grounds.

In NSW tenancy legislation only applies to tenants and sub tenants living with their head tenant with no written agreement are specifically excluded. Residents living in registrable boarding houses have basic occupancy principles. The legislation has failed to provide protections for residents living in boarding houses in NSW and they can face immediate eviction with no recourse.

ACT tenancy legislation covers all renters but majority of the provisions only apply to tenants. Marginal renters are only covered by basic occupancy principles and can be given a no grounds termination notice.

Northern Territory provides limited coverage for boarders and lodgers in their tenancy legislation and has a wide exclusion clause for anyone residing in accommodation provided for charitable purposes.

In Western Australia boarders and lodgers are not covered by tenant legislation but instead have rights under common law provisions which have proven to be inadequate as the rights are unclear and difficult to enforce.

Tasmania's tenancy legislation termination provisions apply to boarders but excludes lodgers and sub tenants. Caravan park residents and a lot of residents in NDIS accommodation are not currently protected.

Queensland requires bonds taken from boarders and lodgers to be lodged with the Residential Tenancies Authority and has specific legislation for residents living in rooming houses. There are set grounds for termination but the operator has the right to give immediate notice under certain circumstances and does not require any Tribunal or Court orders to remove someone using reasonable force.

South Australia provides coverage under their tenancy legislation for renters living in a rooming house where 2 or more rooms are available to rent. There are specific grounds for termination but a resident can be evicted with no notice for specific circumstances but in this state there is oversight by the Tribunal and an order is required if the renter does not vacate.

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## Retaliatory Eviction Provisions

There have been no developments or progress on retaliatory eviction provisions since we released our one year report card.

At that time, progress was mixed and ACT was the only jurisdiction that had delivered on the provisions. Queensland did some work to strengthen provisions in late 2023 but there is still work to be done to deliver on fit for purpose appeals against retaliatory evictions.

New South Wales, South Australia, Tasmania and Victoria continue to have inadequate provisions, with narrow scope and too much discretion left to the Tribunal or Magistrates Court.

Western Australia introduced new retaliatory eviction protections in 2024, but concerns remain about accessibility and effectiveness due to the burden placed on tenants to initiate court proceedings and the lack of transparency without reported decisions or precedent. The Northern Territory still lacks any retaliatory eviction protections.

## Limit on rent increases

New South Wales and the ACT both made progress on this provision in late 2024, closing loopholes which brought them in line with all other states and territories in limiting rent increases to once a year, except for the Northern Territory which has continued to make no progress and continues to allow rent increases every 6 months.

ACT has gone beyond the Better Deal for Renters as the only jurisdiction in Australia that has implemented a limit on the amount a rent can be increased. This is discussed in more detail later in the report

## Ban on solicited rent bidding

All jurisdictions have in place bans on solicited rent bidding and are meeting the Better Deal commitment but NARO has called for all jurisdictions to ban unsolicited rent bidding.

Queensland, South Australia and Northern Territory all currently have provisions that also prohibit unsolicited rent bidding but there have been concerns about enforcement.

Victoria's provisions to prohibit unsolicited rent bidding will commence in November 2025.

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## **Domestic and Family Violence Protections**

All states and territories had some protections for tenants experiencing domestic violence or family violence prior to the Better Deal announcement. The level of protections and ease of access varies across jurisdictions.

Since August 2024 ACT has strengthened its provision introducing competent persons' declarations to allow tenants to end tenancy, no break lease fees and provision to keep information private.

In August 2025 New South Wales completed its report on the 5 year review into the domestic violence provisions in the states tenancy legislation and have recommended a number of improvements to strengthen the provisions to protect victim-survivors.

There have been no further changes or developments in these protections in the other jurisdictions in the past 12 months.

## **Limits on break lease fees**

The ACT and Queensland both made improvements in this area over the last 12 months. In the ACT there were some issues with interpretation of break lease fees and since December 2024 it is now clear that all fixed term agreements must have break lease clauses.

In Queensland tiered break lease fees similar to New South Wales commenced for agreements 3 years or less that commenced on or after 30 September 2024. Compliant agreements that commenced prior to 30th September still retain the requirement to cover reasonable reletting costs of the landlord.

There is considerable work required in all other jurisdictions to meet the Better Deal provisions.

## **Make rental applications easier and protect renters information**

ACT, Tasmania and Western Australia have made no progress in this area since the Better Deal was announced. There are no protections on renters information and no standardised application form or process in these jurisdictions.

In the past 12 months New South Wales, South Australia and Victoria have made significant headway.

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In New South Wales there is currently a Bill before Parliament which will introduce protections for renters information and a standardised application form and limits on information that can be requested from applicants.

Victoria commencing in November 2025 will have a standard rental application form allowing only prescribed information to be asked and protections requiring destruction of renters information.

In South Australia a prescribed application form will be available from September and compulsory from January 2026.

Queensland and Northern Territory have both made changes to their provisions in this area that have led to a weakening. In Northern Territory social housing landlords are not required to comply and in Queensland additional questions have been added to the standardised application form.

## **Short-stay Accommodation Regulation**

Victoria is the only jurisdiction that has met the Better Deal provisions over the past 12 months. The Short Stay Levy Act 2024 introduced a 7.5% tax on the revenue generated by short-stay platforms. It commenced on 1 January 2025. The Act also provided that from 1 January 2025, owners' corporations can make rules to ban the use of lots within their developments for short stay accommodation. If a property listed for short term rental is not used as a short-term rental for at least 6-months it may be liable for a Vacant Land Tax.

The ACT have made some further developments introducing a levy but it only applies to short term letting through a provider. There is no levy for short term accommodation booked directly through the owner.

The Tasmanian government announced they would introduce a 5% levy on short stay accommodation in the lead up to the 2024 election. It has not been implemented but in 2025 they indicated that they intend to introduce the levy and are monitoring the impact of Victoria's levy.

Queensland does not have a statewide register of short stay accommodation.

There have been no developments in the past 12 months in any of the other jurisdictions.

## **Minimum rental housing standards**

This area has not seen very much progress across all the jurisdictions in the past 12 months despite it being an issue that advocates have been highlighting and renters have been sharing their experiences.

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The ACT have released the report from their consultation on this area but there have been no announcements on any changes to the current provisions.

Victoria is the only jurisdiction that has made considerable progress and in some areas is exceeding the Better Deal provisions. New energy efficiency standards have been introduced and will be phased in over 5 years commencing in 2027. However basic minimum standards introduced in 2021 still do not apply to all rental premises due to “grandfathering” provisions.

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# UNADDRESSED PRINCIPLES FROM THE 2023 NARO NATIONAL NINE REPORT

## Fair rent increases

In this area we unfortunately have no progress as the amounts of rents charged remain unregulated in all jurisdictions but the ACT.

The existing formula in the ACT sets a limit of rent increases to 110% of the housing component of CPI, over which it is the landlord's responsibility to demonstrate and justify why the rent should be increased by that amount.

Across all other jurisdictions if renters wish to challenge their rent increases, it is their responsibility to bring the matter before the Tribunal or Court, which decides the matter based on a range of factors, primarily market value. Advocates would like to see a strengthening of current provisions, with fairer and more reasonable limits placed on the amount of any rent increase.

## Security of rental bonds

There has been little development in this area since our last report. New South Wales is currently still building their portable bond scheme with no specific date for its commencement. Victoria is still intending to implement a portable bond scheme but there is no information on when this may commence. Whilst Queensland has committed to this, it is unclear when or if they will proceed.

All other jurisdictions have made no commitment to implement a portable bond scheme.

## Advice and advocacy

Nationally, there has been no increase to funding of tenants' advice and advocacy services. Despite some modest and mostly one-off increases in some jurisdictions, overall funding for free tenancy advice and advocacy remains inadequate.

Funding for tenants' advice and advocacy services has not adequately accounted for the growth in the number of renters across Australia. Services are stretched thin, facing significant pressure due to the increasing numbers of renters requiring but unable to access assistance due to resource constraints. This also puts significant strain on the workforce.

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The National Association of Renters' Organisations is a federation of State and Territory-based Tenants' Unions and Tenant Advice Services across Australia that provides a renter-focused perspective on the current housing crisis' problems and solutions. It is currently unfunded, and therefore extremely constrained in relation to the advocacy it can undertake, limiting the ability of NARO to ensure that renters' voices and interests are adequately represented in the national conversation on housing policy.

National Shelter also remains unfunded by the Commonwealth and is equally constrained in its engagement with the sector and with government.

## **Universality of protections**

Across jurisdictions there are still significant numbers of renters who are not provided protections and access to adequate dispute resolution through coverage under tenancy law. Many of these renters are in particularly vulnerable housing arrangements. Excluded groups can include boarders and lodgers, students, and residents in group homes.

There has been limited progress across jurisdictions over the last 12 months in providing basic protections for these renters. In New South Wales, the much anticipated reforms to the Boarding House Act 2012 to expand coverage to provide protections and access to the Tribunal to all boarders and lodgers and those in other forms of shared accommodation arrangements are yet to be implemented. There have been significant delays and legislative change is not expected until late 2026.

The ACT government released their listening report from consultations that were undertaken which were looking at strengthening protections for occupants in marginal tenures. No further action has been taken to progress reforms in this area.

In Victoria some disability accommodation was included in coverage of the Residential Tenancies Act in 2024.

## **Compliance and accountability**

The current system across Australian jurisdictions continues to rely on renters to raise issues and take action in Tribunal and Courts. This is despite renters having less power and being vulnerable to retaliation through eviction or rent increases.

Victoria in the past 12 months has established a Rental Taskforce to enforce compliance with rental laws but it is focused on systemic non-compliance rather than non-compliance affecting individual renters.

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There are insufficient and inconsistent penalties for landlord breaches across jurisdictions and landlords and agents are aware of this and as such there is no disincentive for them to breach provisions and no real accountability.

Changes in these areas that would take some of the pressure off renters raising issues would be active regulators with visible consequences for non-compliance, property standard checks and introduction of landlord registration schemes.

## **Using data to inform policy**

There is inconsistency across Australia in collection and use of data.

NSW has implemented an end of tenancy survey (bond exit survey) and recently have required landlords to report on the grounds for why a tenancy was ended. This type of survey should be rolled out across all jurisdictions. Data on the reasons why tenancies end and the length and any rent increases during the tenancy is all important data that is needed to inform policy.

Data should be generally released with appropriate de-identification, on an open data basis to allow researchers and community to study and offer solutions.

## **National coordination of rental reforms**

There remains an urgent need for the Commonwealth to lead and coordinate national rental reform to deliver consistency to protect renters. While the Commonwealth, along with State and Territory governments, have made significant commitments to the funding of new public and social housing to address the housing crisis, changes are still needed to make the market fair, affordable, safe, and secure for renters.

This report and the one year report card report both demonstrate that tenancy legislation is a matter for State and Territory governments, there remains considerable variations and inequities across jurisdictions that can still harm renters.

Tenancy law in Australia must be consistent. No Australian should be disadvantaged by the jurisdiction in which they live.

The Commonwealth, States and Territories must continue to work together to develop a national consultative framework and plan for further rental reform. This plan must include a dedicated working group comprised of not only officers from the relevant jurisdictions but also advocates, experts, and consumers. It should be a transparent process that reports regularly and publicly.

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# APPENDIX: FURTHER DETAILS ON PROGRESS ACROSS AUSTRALIAN JURISDICTIONS – AUGUST 2023-AUGUST 2025

## Reasonable grounds eviction framework

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

### Australian Capital Territory

August 2023 – ACT removed no-cause terminations in April 2023, meaning reasonable grounds must be used for evictions. No grounds are allowed for ending a tenancy at the end of a fixed-term agreement.

August 2024 – No change. ACT continues to enforce reasonable grounds for evictions, with additional protections in place.

August 2025 – No change.

### New South Wales

August 2023 – The Residential Tenancies Act 2010 allows "no grounds" evictions for both periodic and fixed-term tenancies.

August 2024 – The NSW Government announced reforms to remove "no grounds" evictions for periodic tenancies and at the end of fixed-term tenancies, with implementation expected by early 2025. The reforms will introduce reasonable grounds including significant repairs or renovations, change of use and owner or their family moving in.

August 2025 – In May new reforms commenced with prescribed grounds for termination and evidence requirements. In July the NSW Government removed some of the evidence requirements for the prescribed ground of significant repairs or renovations creating a potential loop hole for landlords.

### Northern Territory

August 2023 – No provisions for reasonable grounds evictions. Without grounds terminations allowed with 42 days' notice for periodic tenancies and 14 days for fixed-term tenancies.

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August 2024 – No major changes to "reasonable grounds" provisions, but notice periods for no grounds terminations increased to 60 days for tenancies commencing after January 2024.

August 2025 – No changes

## Queensland

August 2023 – Legislation to remove no grounds terminations passed but not yet commenced. Without grounds terminations still exist for periodic and fixed-term tenancies. August 2024 – No grounds notices to leave were removed in October 2023 for periodic tenancies, but the ability to terminate at the end of fixed-term tenancies was retained, effectively reinstating a form of no cause eviction.

August 2025 – No change. No grounds still permissible for fixed term tenancies

## South Australia

August 2023 – No grounds evictions permitted with 90 days' notice for periodic tenancies. August 2024 – New reforms passed in November 2023, effective July 2024, remove no cause evictions and require landlords to demonstrate reasonable grounds, such as property sale, renovations, or landlord occupancy.

August 2025 – No change. SA continue to enforce reasonable grounds for evictions

## Tasmania

August 2023 – No cause evictions are not allowed for periodic agreements but are permitted for fixed-term agreements. Most renters in Tasmania are on fixed-term agreements.

August 2024 - No changes planned. The Tasmanian Government considers their laws already compliant, as periodic tenants are protected, and fixed-term leases can end at the expiration date.

August 2025 – No change. No cause evictions still allowed for fixed term agreements.

## Victoria

August 2023 – No grounds evictions removed in March 2021. Reasonable grounds are required for any eviction, including for sales, renovations, or landlord occupancy. No grounds evictions still permissible at the end of the first fixed term. A "reasonable and proportionate" test applies to possession orders.

August 2024 – The Victorian Government announced in its Housing Statement at the end of 2023 that it plans to restrict rent increases if a rental provider evicts a tenant

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from a first fixed term tenancy to discourage no fault evictions in these circumstances. Advocates remain concerned about the renters for whom the reasonable grounds framework does not apply due to the transition provisions of earlier reforms.

August 2025 – Legislation passed in early 2025 repealed provisions allowing no grounds evictions at the end of the first fixed term tenancy agreement. By 25 November 2025, all no-fault evictions will be prohibited in Victoria.

### **Western Australia**

August 2023 – No provisions for reasonable grounds evictions. Without grounds terminations allowed with 60 days' notice for periodic tenancies and 30 days for fixed-term tenancies.

August 2024 – No progress on removing no ground terminations. The current government has refused to introduce reforms in this area, leaving without grounds evictions intact.

August 2025 – No change. No ground termination still allowed for all agreements.

## **Retaliatory eviction provisions**

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

### **Australian Capital Territory**

August 2023 – ACT had provisions allowing tenants to challenge retaliatory evictions, with recent enhancements to strengthen these provisions.

August 2024 – Further strengthening of provisions at the ACT Civil and Administrative Tribunal (ACAT) to challenge retaliatory evictions. Provisions are now more robust and effective.

August 2025 – No change, meeting the provisions

### **New South Wales**

August 2023 – NSW has a retaliatory eviction provision, but it is not considered fit for purpose. The Tribunal's discretion limits its effectiveness, and reform is needed, including broader factors for the Tribunal to consider and shifting the onus of proof to the landlord. August 2024 – No change.

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August 2025 – No change. The provision remains inadequate. Reforms to "no grounds" evictions may reduce the need for this safeguard, but stronger retaliatory eviction provisions are still necessary.

### **Northern Territory**

August 2023 – NT has no provision allowing tenants to challenge retaliatory evictions.  
August 2024 – No change.

August 2025 – No change. NT still lacks retaliatory eviction provisions.

### **Queensland**

August 2023 – Queensland has provisions allowing tenants to challenge retaliatory evictions, but enforcement remains difficult, particularly when landlords use the "end of a fixed term" to terminate tenancies.

August 2024 – Retaliatory eviction protections were expanded in October 2023. It is now unlawful to impose retaliatory rent increases or refuse to renew fixed-term agreements in retaliation for tenant actions, such as seeking repairs or enforcing rights.

August 2025 – No change.

### **South Australia**

August 2023 – South Australia has provisions under Division 4A of the Residential Tenancies Act to address retaliatory behaviour, but their narrow scope and Tribunal discretion limit their effectiveness.

August 2024 – No change.

August 2025 – No change. Provisions remain narrow and ineffective, similar to those in NSW.

### **Tasmania**

August 2023 – Tasmania does not have specific provisions for retaliatory evictions. However, the government argues that retaliatory evictions are minimized by the absence of "no cause" evictions for periodic tenancies.

August 2024 – No change.

August 2025 – No change. The Tasmanian Government believes retaliatory eviction issues are already resolved due to the absence of "no cause" evictions and the Court's discretion to decide if reasons for termination are genuine or just.

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## Victoria

August 2023 – Victoria has limited retaliatory eviction provisions. The drafting is unclear and only applies in restricted circumstances, making the law less effective.

August 2024 – No change.

August 2025 – No change. The limited provisions remain, with no reform to improve clarity or scope.

## Western Australia

August 2023 – WA has provisions for challenging retaliatory evictions, but only for without grounds terminations of periodic tenancies. No consistency in application or precedent exists.

August 2024 – A new law passed in April 2024 (effective May 2024) introduces sections 26A and 26B of the Residential Tenancies Act. These provisions define retaliatory actions by landlords and give tenants the right to seek relief in the Magistrates Court. However, tenants must initiate legal action, and lack of reported decisions or precedent may deter them from pursuing claims.

August 2025 – No change.

## Limits on rent increases – 1 per year

*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.*

## Australian Capital Territory

August 2023 – Rent increases limited to once every 12 months unless a new tenancy agreement is signed. A formula linked to the CPI for ACT rental properties (110%) defines excessive increases, and landlords must seek approval from the ACT Civil and Administrative Tribunal (ACAT) for increases above the prescribed amount.

August 2024 – Progress continues with the introduction of a rent increase calculator accessible online to assist tenants in verifying compliance with the legislated formula.

August 2025 – Loophole closed and once every 12 months applies regardless if a new tenancy agreement is signed.

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## **New South Wales**

August 2023 – Rent increases are limited to once every 12 months for periodic tenancies, but fixed-term agreements under two years may include more frequent increases. No clear definition of what constitutes an excessive rent increase.

August 2024 – The NSW Government consulted on closing loopholes that allow landlords to avoid the limit by switching tenants from periodic to fixed-term agreements. A reform bill is expected by the end of 2024.

August 2025 – Rent increases now limited to once every 12 months regardless of whether the tenant is switched from periodic to fixed-term agreements.

## **Northern Territory**

August 2023 – Rent can be increased every six months with 30 days' notice. No clear definition of what constitutes an excessive increase.

August 2024 – No change.

August 2025 – No change.

## **Queensland**

August 2023 – Rent increases are permitted every six months.

August 2024 – From June 2024, rent increases are limited to once every 12 months. The rule applies to the property rather than the tenancy, meaning rent cannot be raised within a 12-month period even if a tenant moves out.

August 2025 – No change

## **South Australia**

August 2023 - Rent increases are limited to once every 12 months unless the tenant consents to a second increase. The onus is on the tenant to challenge any excessive increase.

August 2024 – Reforms passed at the end of 2023, removing the provision allowing multiple increases per year with tenant consent. Rent can now only be increased once per year.

August 2025 – No change

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## Tasmania

August 2023 – Already compliant. Rent increases are limited to once every 12 months with 60 days' notice. The onus is on tenants to challenge increases.

August 2024 – No change

August 2025 – No change

## Victoria

August 2023 – Rent increases limited to once every 12 months, with 60 days' notice required. No increases are allowed during fixed-term agreements unless included in the agreement. Tenants must challenge excessive increases.

August 2024 – No changes.

August 2025 – Notice period for notices increased to 90 days commencing in November 2025 and provisions to allow the Regulations to broaden the criteria that is considered when challenging rent increase as excessive.

## Western Australia

August 2023 – Rent increases allowed every six months, with 60 days' notice required. A proposed change to 12-month intervals was under review.

August 2024 – Reforms passed in April 2024, limiting rent increases to once every 12 months. The new law clarifies that extended or renewed fixed-term tenancies count as a continuation for the purposes of calculating rent increase intervals, preventing landlords from circumventing the 12-month rule.

August 2025 - No change

## Protections against rent bidding

*Implement a ban on soliciting rent bidding.*

## Australian Capital Territory

August 2023 – A ban was in place with penalties for soliciting rent bids. However, tenants were still offering higher rates, leading to ongoing issues with rent bidding.

August 2024 – No change.

August 2025 – No change. The law expressly allows for rent bidding initiated by a prospective tenant.

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## **New South Wales**

August 2023 – Landlords, agents and third parties such as listings sites must advertise properties at a fixed price and are prohibited from soliciting higher rent offers under Section 22A of the Residential Tenancies Act 2010. Regulations were first introduced in December 2022 for agents before extending by legislation to all participants in August 2023.

August 2024 – No change. Fair Trading (regulator) have escalated their monitoring and enforcement activity in relation to rent bidding.

August 2025 – No change. Housing advocates call for further protections to disallow landlords or agents from entering into agreements for rent higher than the advertised price, addressing both solicited and unsolicited rent bidding.

## **Northern Territory**

August 2023 – Plans were underway to introduce a ban on rent bidding by October.

August 2024 – Rent bidding was banned in 2024. Landlords cannot charge higher rent than initially offered or advertised, unless additional services/benefits are included. To increase the rent legally, landlords must remove the property from the market for at least a month before readvertising.

August 2025 – No change.

## **Queensland**

August 2023 – Rent bidding was prohibited, though subtle encouragement by landlords and their agents for applicants to increase offers persisted, and landlords could accept higher rents.

August 2024 – A complete ban on all forms of rent bidding was introduced in June 2024. Landlords and agents cannot accept offers higher than the advertised rent, and no additional rent in advance can be accepted beyond the prescribed length of time.

August 2025 – No change.

## **South Australia**

August 2023 – Reforms were planned to ban rent bidding.

August 2024 – Rent bidding was banned from 1 September 2023. Landlords and agents must advertise properties at a fixed price and are prohibited from soliciting or accepting offers for higher rent.

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August 2025 – No change

### **Tasmania**

August 2023 – Rent bidding was already banned. However, as in other jurisdictions, the law does not address situations where renters offer to pay more than the advertised rent.

August 2024 – No change.

August 2025 – No change

### **Victoria**

August 2023 – Section 30F(3) of the RTA prohibited soliciting rent bids, with penalties of 60 penalty units for individuals and 300 for corporate bodies.

August 2024 – In September 2023, the government announced plans to further legislate and make it an offence to accept bids for higher rent. This legislation is under development.

August 2025 – From 25 November 2025 it will be an offence to accept an unsolicited offer of a rent that is higher than the advertised rent.

### **Western Australia**

August 2023 – Rent bidding was not banned, though proposed changes were announced in the ongoing review of the Residential Tenancies Act (RTA).

August 2024 – Reforms passed in April 2024, making it unlawful to solicit rent bids. Landlords and agents must advertise properties at a fixed rent, and penalties are in place for violations.

August 2025 – No change.

## **Domestic and family violence protections**

*Allow tenants experiencing domestic or family violence 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 worker;*
- *Change the locks and make security improvements without the landlord's permission;*

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- *Have their name removed from databases due to property damage caused by family or domestic violence; and*
  - *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.*

### **Australian Capital Territory**

August 2023 – Protections provide that tenants experiencing DFV can: end agreements without penalty with court orders; change locks with court order; remove their name from databases with court orders; remove the perpetrator from the tenancy.

August 2024 – Proposed changes to align with Victorian standards and improve support for tenants. Under proposed reforms (still being consulted on) tenants will be able to terminate agreements or be removed from leases with the evidentiary requirement being a letter from a practitioner confirming disclosure or support has been provided.

August 2025 – Reforms commenced in December 2024 which include declarations by competent persons to support termination, no break lease fee and provisions around information being kept private.

### **New South Wales**

August 2023 – Protections provided at part 3A of the Residential Tenancies Act 2010. Since 2019 tenants experiencing DFV can: end agreements without penalty; change locks and make security improvements without landlord's permission; have their name removed from databases due to property damage caused by domestic violence; apply to remove the perpetrator from the tenancy.

August 2024 – Statutory review of provisions ongoing, focusing on bond release and liability protections. The review report has been delayed.

August 2025 – Review report recommended a number of changes to the legislation

### **Northern Territory**

August 2023 – Consulting on protections

August 2024 – New DFV protections introduced in January 2024 strengthen and streamline existing measures ensuring tenants experiencing DFV can terminate agreements without penalty; change locks with landlord's permission (unless landlord is perpetrator); remove their name from databases with application to NTCAT; access additional protections for hardship and privacy.

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August 2025 – No change

## Queensland

August 2023 – Protections provide that tenants experiencing DFV can end agreements without penalty with evidence; have their name removed from databases due to property damage caused by domestic violence; apply to remove the perpetrator from the tenancy. Tenants cannot make security improvements without landlord's permission – this is under review.

August 2024 – Reforms introduced have improved confidentiality protections for people ending their tenancy due to DFV.

August 2025 – No change.

## South Australia

August 2023 – Tenants experiencing DFV can end agreements without penalty with evidence; change locks without landlord's permission with prescribed evidence; have their name removed from databases with SACAT's authority; apply to remove the perpetrator from the tenancy with SACAT's intervention.

August 2024 – Significant reforms implemented from July 2024, simplifying processes and increasing protections – including removing the requirement for a tenant to apply to SACAT to end tenancy, and making bond refund easier.

August 2025 – No change

## Tasmania

August 2023 - The Magistrates Court can make an order terminating an agreement completely, remaking it just in the name of the survivor, or remaking it just in the name of the perpetrator. Tenants protected by a family violence order can change locks without permission and a joint tenant that vacates is not liable for damage caused by the remaining tenant.

August 2024 - No change

August 2025 – No change

## Victoria

August 2023 – Existing protections provide that tenants experiencing DFV can: end agreements without penalty with evidence; change locks and make security improvements without landlord's permission; have their name removed from

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database for breaches due to domestic violence; apply to remove the perpetrator from the tenancy.

August 2024 – All protections in place, with fast-tracked Tribunal hearings for family violence applications.

August 2025 – No change.

### **Western Australia**

August 2023 – Existing protections provide that tenants experiencing DFV can: end agreements without penalty with evidence; change locks and make security improvements without landlord's permission; have their name removed from database for breaches due to domestic violence; apply to remove the perpetrator from the tenancy.

August 2024 – Statutory review concluded with no major recommendations in relation to these provisions; protections remain as implemented in 2019. Significant gaps in effectiveness particularly around apportionment of liability, because of limited scope of available provisions and lack of awareness.

August 2025 – No change

## **Fair limits on break lease fees**

*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 percent of the fixed term has expired).*

### **Australian Capital Territory**

August 2023 – A break fee system is in place that follows the percentage of the lease expired. However, issues persist regarding its interpretation.

August 2024 – No change.

August 2025 – From 10 December 2024 all fixed term agreements must have a break fee clause. This caps the amount of money a tenant may need to pay. Depends on the amount of time remaining and if the new tenant can move in quickly. The landlord has an obligation to try and find a new tenant.

### **New South Wales**

August 2023 – Section 107 of the Residential Tenancies Act 2010 sets a tiered break fee for fixed-term agreements of up to three years, with fees declining as the lease

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progresses (starting at 4 weeks' rent if less than 25% of the lease has expired, down to 1 week's rent if 75% or more of the lease has expired).

August 2024 – No change.

August 2025 – No change.

### **Northern Territory**

August 2023 – No break lease fee limit.

August 2024 – Reforms introduced in January 2024. The break lease fee is capped at 4 weeks' rent if less than half of the tenancy has expired, and 2 weeks' rent if half or more of the tenancy has elapsed. Transitional provisions have already raised a number of questions, with one substantive decision has been made by NTCAT regarding the new provisions.

August 2025 – No change

### **Queensland**

August 2023 – No break lease fee system in place as of August 2023.

August 2024 – The law passed to limit break lease fees will commence at the end of September, 2024. Proclamation is expected to occur soon, which will commence provisions.

August 2025 – Agreements 3 years or less that commenced on or after 30 September 2024 have tiered break lease fee similar to NSW. Compliant agreements that commenced prior to 30th September still retain the requirement to cover reasonable reletting costs of the landlord.

### **South Australia**

August 2023 – No specific break lease fee formula. The tenant is liable for the landlord's loss, but the landlord must mitigate that loss by attempting to re-let the property as soon as possible. Fees are calculated via a formula but are not capped by statute.

August 2024 – No change

August 2025 – No change

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## Tasmania

August 2023 – No break lease fee limit. Tenants remain liable for rent until the lease ends or a new tenant is found. Tenants may also be responsible for advertising costs. Landlords must mitigate their loss by attempting to relet the property quickly.

August 2024 – The Tasmanian government acknowledges that work is required to introduce break lease fee limits.

August 2025 – No change

## Victoria

August 2023 – No formal break lease fee limit in place. Lease break costs are determined by case law, with landlords required to mitigate their loss. Costs include lost rent, reletting fees, and advertising, but no numeric formulas apply. Special exemptions exist for family violence victims (s 91X(3)) and in special circumstances (s 91ZB(5)).

August 2024 – No change.

August 2025 – Victorian Government announced in October 2024 it will introduce legislation in 2025 to cap break lease fees. Legislation is anticipated later in 2025.

## Western Australia

August 2023 – No break lease fee limit.

August 2024 – No changes regarding break lease fees. The 2024 RTA amendments did not introduce any relevant provisions.

August 2025 – No change

## Protect renters' privacy

*Make rental applications easier and protect renters' personal information:*

- *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; Require the destruction of renters' personal information three years after a tenancy ends and three months after tenancy begins for an unsuccessful applicant;*
- *Require tenants' personal information to be provided and corrected within 30 days of a request by a tenant or prospective tenant; and*
- *Specify information not allowed to be collected from a tenant or more generally (e.g. disputes with landlords).*

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## **Australian Capital Territory**

August 2023 – No privacy restrictions in place regarding tenant applications or information collection.

August 2024 – No changes or new restrictions.

August 2025 – No change

## **New South Wales**

August 2023 – Non-binding privacy guidance issued by Fair Trading NSW. Ongoing consultation regarding privacy protections for renters.

August 2024 – Announcement of reforms anticipated by the end of 2024 following consultations with the Rental Commissioner and Industry Reference Group.

August 2025 – Residential Tenancies Amendment (Protection of Personal Information) Bill currently before NSW Parliament. Introduces standard rental application form and better protections for tenants personal information.

## **Northern Territory**

August 2023 – No restrictions on information collection or privacy.

August 2024 – Significant reforms introduced in January 2024. Landlords are limited in the information they can request, focusing only on identity, ability to pay, and ability to care for the property. Unsuccessful applicants' information must be destroyed within 5 business days, and all records within 3 years. Landlords must protect against misuse or unauthorised access of tenant information.

August 2025 – Legislation amended in 2025 to remove requirement for social housing landlords to comply with the restrictions introduced in 2024.

## **Queensland**

August 2023 – No privacy restrictions in place.

August 2024 – Laws passed and expected to commence in May 2025, including limits on the questions and evidence that can be requested from tenants, restrictions on storing information for more than 3 months for unsuccessful applicants, and 7 years for successful tenants.

August 2025 – Regulations have been changed and allow a few additional questions in the standard application form than what passed originally in 2024

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## **South Australia**

August 2023 – No restrictions on renters' personal information.

August 2024 – From September 2023, landlords and agents are restricted in the information they can request, such as involvement in legal disputes, financial details, social media content, and more. Full compliance is expected by August 2024.

August 2025 – Prescribed application form released in September with transition period until January 2026 and requirements for the destruction of renters information

## **Tasmania**

August 2023 – No restrictions on the information requested from renters, or its use and retention.

August 2024 – No reforms yet introduced, with the government acknowledging that it has "work to do" in this area. No time limits on storing applicants' information, and no prescribed rental application form.

August 2025 – No change

## **Victoria**

August 2023 – Limited restrictions on questions asked during the rental application process, but no comprehensive privacy protections.

August 2024 – While no new laws have been enacted, reforms to standardize rental applications and limit data retention were announced in September 2023. These reforms are still under development.

August 2025 – Standard rental application form and prescribed information will commence in November 2025. New protections requiring destruction of renters information will also commence later this year.

## **Western Australia**

August 2023 – No restrictions on what information can be collected or retained by landlords. August 2024 – No new privacy provisions introduced as part of the 2024 RTA changes.

August 2025 – No change

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## Regulation of short-stay residential accommodation

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

### Australian Capital Territory

August 2023 – The Better Regulation Taskforce reviewed the regulation of short-term rental accommodation (STRA) in 2022, with completion due by the end of 2023.

August 2024 – The ACT Government is considering the findings of the taskforce review and developing a response to an Assembly Motion regarding the impact of STRA on long-term rental prices and availability.

August 2025 – 5% levy applies to booking service providers but not direct bookings with an owner. It does not apply to bookings of 28 days or more.

### New South Wales

August 2023 – STRA hosts are required to register their properties, follow a Code of Conduct, and meet fire safety standards. Planning regulations include a 180-day limit for non-hosted STRA, with some location-based exemptions and a 21-day exemption for longer bookings.

August 2024 – In September 2023, the day limit cap for non-hosted STRA in Byron Bay was reduced to 60 days due to local pressure. In early 2024, the NSW Government consulted on potential changes to lower day caps further and introduce revenue measures (e.g., levies, day fees, or land tax) to encourage long-term rentals. No major regulatory changes have been announced or implemented yet, despite significant housing challenges.

August 2025 – No change

### Northern Territory

August 2023 – No specific regulations for STRA.

August 2024 – No updates; STRA remains unregulated

August 2025 – No change

### Queensland

August 2023 – No regulations for short-term rental accommodation.

August 2024 – The Queensland Government announced plans to introduce a register of short stay providers. This marks the first step toward regulating the sector.

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August 2025 – No change

### **South Australia**

August 2023 – No formal regulations in place for STRA.

August 2024 – Some local councils are considering higher rates and tighter regulations for short-term accommodation providers. No state level legislation has been introduced yet.

August 2025 – No change

### **Tasmania**

August 2023 – Tasmania's Short Stay Accommodation Act 2019 monitors the impact of short-term rentals on local markets by providing data to local councils for regulatory purposes.

August 2024 – The Tasmanian Government has acknowledged that further work is needed to regulate STRA, though no specific reforms have been introduced.

August 2025 – No change

### **Victoria**

August 2023 – No regulations in place for short-term rental accommodation.

August 2024 – The Victorian Government announced the introduction of a Short Stay Levy, a 7.5% tax on the revenue generated by short-stay platforms, set to begin on 1 January 2025. However, no restrictions on the number of rental days have been introduced.

August 2025 – The Short Stay Levy Act 2024 introduced a 7.5% tax on the revenue generated by short-stay platforms. It commenced on 1 January 2025. The Act also provided that from 1 January 2025, owners' corporations can make rules to ban the use of lots within their developments for short stay accommodation. If a property listed for short term rental is not used as a short-term rental for at least 6-months it may be liable for a Vacant Land Tax (VLT).

### **Western Australia**

August 2023 – No regulations for short-term rental accommodation.

August 2024 – The Short-Term Rental Accommodation Act 2024 was passed, establishing a registration system for STRA. Registration opened in July 2024 and will become mandatory from January 2025, with a \$250 annual fee after an initial free

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registration period. From 2025, it will be illegal to advertise unregistered STRA properties, with a public register and heat map of registered properties to be published later in 2025. Further regulations regarding the number of rental days are still being discussed but have not yet been announced.

August 2025 – No change

## **Minimum quality standards**

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

### **Australian Capital Territory**

August 2023 – The ACT had one minimum standard relating to energy efficiency (ceiling insulation). More standards were expected, and premises had to be habitable at the start of the tenancy.

August 2024 – No additional legislated standards yet, but a consultation process is underway to gather feedback on a proposed list of minimum standards, including water and energy efficiency, fixed heating and cooling, and transitioning from gas appliances. The government is seeking community input on these proposed changes.

August 2025 – Listening report from the consultation process released in June. No change

### **New South Wales**

August 2023 – No specific minimum standards beyond the requirement for landlords to maintain premises in reasonable repair and make them fit for habitation. Seven general standards clarifying the definition of "fit for habitation" were set out in the Residential Tenancies Act (RTA), but these did not include energy efficiency standards.

August 2024 – No changes in minimum standards. The same requirements for reasonable repair and habitability remain in place.

August 2025 – No change

### **Northern Territory**

August 2023 – No specific minimum standards existed, though landlords were required to keep premises in reasonable repair and ensure they were habitable. The Santa Teresa decision was anticipated to influence future changes.

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August 2024 – No changes to minimum standards following the High Court decision. The NT still lacks legislated minimum quality standards.

August 2025 – No change

## **Queensland**

August 2023 – Landlords were required to provide premises in good repair and fit to live in. Minimum standards were set to commence on 1 September 2023 for new tenancies and from 1 September 2024 for all tenancies, but these standards did not include energy efficiency.

August 2024 – No changes in minimum standards since August 2023. The same basic standards apply, with full implementation expected in September 2024.

August 2025 – No change

## **South Australia**

August 2023 – Landlords had to provide and maintain premises in reasonable repair. Minimum housing standards under the Housing Improvement Act 2016 existed but did not cover energy efficiency or thermal comfort.

August 2024 – From 1 July 2024, landlords must ensure compliance with prescribed minimum housing standards ready for tenant occupation. However, no energy efficiency or thermal comfort provisions have been introduced.

August 2025 – No change

## **Tasmania**

August 2023 – Tasmania was the first to introduce minimum standards, covering weatherproofing, structural integrity, cleanliness, and various facilities. No specific energy efficiency standards were included.

August 2024 – The Tasmanian Government considers its work complete, affirming that all rental properties must meet minimum standards at the start of a tenancy, with no new changes introduced since August 2023.

August 2025 – No change

## **Victoria**

August 2023 – Minimum standards existed, including requirements for good repair and habitability. However, energy efficiency standards were not part of the

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regulations, though thermal comfort improvements like wall and ceiling insulation were suggested.

August 2024 – Consultations are ongoing for introducing new standards, including mandatory fixed cooling units, higher energy, and water efficiency requirements. These changes reflect Victoria's effort to enhance existing standards to address energy efficiency.

August 2025 – New Regulations made on 1 July 2025, and they introduce new energy efficiency standards for ceiling insulation, draught proofing and cooling, along with 'uplifts' to existing standards for heating, hot water systems and shower heads. Compliance staggered and phased in over the next 5 years commencing 1 March 2027. Some exemptions exist to social housing and unreasonable expense. New laws from November 2025 will make it an offence to advertise or offer premises for lease unless the residential rental provider or their agent reasonably believes that the premises comply with minimum rental standards. Unfortunately, the minimum standards legislated in 2018 still do not apply to all Victorian rental properties due to the impact of "grandfathering" provisions. (Recent changes overrode the grandfathering provision for smoke alarms only).

### **Western Australia**

August 2023 – WA did not have specific minimum standards beyond the general obligation to maintain premises in reasonable repair and cleanliness.

August 2024 – No relevant changes to minimum standards were introduced as part of the 2024 Residential Tenancies Act amendments.

August 2025 – No change