

TENANTS' UNION OF TASMANIA ELECTION QUESTIONNAIRE Tasmanian Labor

Dear Ben and the Tenants Union.

Please find below a response from Tasmanian Labor to the 2024 Tenants Union election survey.

You will also find further details on Labor's plan for renters at the link below.

<https://taslabor.org.au/news/policy-announcements/helping-renters-make-a-house-a-home>

Kind regards



Ella Haddad
Labor Member for Clark
Shadow Minister for Housing

Tenants Union survey

<p>Do you commit to building more public housing properties during the next term of Government? If so, how many?</p>	<p>Housing is a key priority for Tasmanian Labor and after ten years of Liberal Party neglect we will be doing everything within our power to repair the damage and to rapidly provide an increase in social and government housing.</p> <p>Providing government and social housing is a fundamental social and moral obligation of Government that has been neglected by the Liberal party for ten years.</p> <p>We are committed to maintaining the current target of 10,000 new social and government homes but will absolutely be aiming to increase that number through multiple avenues in government.</p> <p>We also have a plan to increase the availability of affordable private rental properties, recognising that this is another area where there is a dire shortage of availability. This in itself puts added pressure on the</p>
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	<p>social housing wait list which has more than doubled in the time the Liberal party has been in power (and the wait time has quadrupled).</p> <p>We will incentivise the building of 1000 new dedicated rental properties that will stay rentals for at least 30 years, including a proportion at below market rent. This will take some pressure off the social housing wait list, while we continue to increase supply of social and government homes as well.</p> <p>We will also incentivise the building of 2000 apartments and town house style properties – and as Government we will purchase up to 20% of these for government and social housing.</p>
<p>Will you commit to repealing no reason end of lease evictions?</p>	<p>Yes. We will be completely reviewing the <i>Residential Tenancy Act 1997</i> recognising it is not fit for purpose. In that work we will be ensuring increases in rights for renters in Tasmania.</p> <p>We will also stop the practice of no fault evictions as well as clamping down on other unfair practices such as rent bidding and real estate agencies requiring so much personal detail that is not relevant to a rental application (eg whole bank statements).</p> <p>The Federal Labor Albanese Government is also firmly focussed on increasing renters rights around the country and we will work closely with our federal counterparts on this important work for Tasmanian renters.</p>
<p>Will you introduce rent control measures?</p>	<p>Tasmanian Labor understands the calls for rental controls, however holds concerns about the adverse effect these measures can have. Research from other jurisdictions has demonstrated that introducing rent controls can lower the number of available rentals as landlords are more likely to sell the property. Further, examples have shown that rentals may fall into disrepair as investment may not be put into maintenance and upkeep. Overall, research has shown that in the long-term rent control measures decreases rental affordability.</p>
<p>Will you support amendments to the Act to allow for standard residential lease agreements and a</p>	<p>Yes, this will be part of the work involved in a whole scale review of the <i>Residential Tenancy Act 1997</i></p>

standard application form?	
Do you support amending the Act to allow pets in rentals unless there is a good reason for their exclusion?	Yes, we believe that with the right protections for both tenants and landlords, pets should be allowed in rentals. Pets are part of the family and most pet owners are responsible and would happily take on the responsibility of covering the costs of any damage caused to their home by their pet.
Will you strengthen minimum standards and energy efficiency standards?	<p>Yes, Tasmania is a cold place and it is unacceptable that due to poor energy efficiency standards people are making choices between being able to turn the heater on at night or to be able to pay for other essentials.</p> <p>Labor has committed \$5 million extra funding for an increase in energy efficiency upgrades for social and government housing and for \$1000 matched grants for landlords to pay for energy efficiency upgrades as long as they keep the property on the long term rental market.</p>
Do you support amending the Act to allow minor modifications to be made?	<p>Yes, this will be considered as part of the whole scale review of the <i>Residential Tenancy Act 1997</i>.</p> <p>We will ensure that tenants can make a house a home – things like hanging pictures, installing baby gates and affixing furniture to walls which is a massive safety issue. As well as building veggie gardens and having pets.</p>
Will you support stronger regulation of the short-term accommodation sector in Tasmania?	<p>Yes. Labor recognises the impact of the short stay sector on the private rental market, as well as understanding the role of the short stay market in providing accommodation for the tourism sector as well as for people travelling for work, study and health care.</p> <p>Labor would develop state wide regulation that works for Tasmania. We would work with the housing sector, the local government sector and the short stay sector to develop a regulation system that allows people to still utilise short stay, but not to the detriment of local renters.</p> <p>We would start this work by putting a pause on any new “whole home” permits statewide, while the work on a state-wide regulation scheme takes place. The pause on “whole home” permits would not affect people sharing part of their own home or shack, or a granny flat on their property on the short stay market. Rather, it would be about pausing any more transfer of whole homes from the long term rental market to</p>

	the short stay market while we do the work of consultation and development of a regulation system that suits Tasmania best.
Will you support a funding increase of \$95,000 so that we can improve service delivery in Tasmania's North-West?	<p data-bbox="612 309 1366 454">Yes. Tasmanian Labor recognises the important role the Tenants Union has not only in representing renters in Tasmania but also providing advice, and continuing legal and community education.</p> <p data-bbox="612 495 1382 669">We recognise that the current 0.6FTE staff member in the North is not sufficient resourcing to also service the North West and we are committed to funding the TU to provide this important service to renters in the North West.</p>

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