



Jeremy
Rockliff

Liberal Member for **Braddon**
Premier of **Tasmania**



30 June 2025

Mr Ben Bartl
Principal Solicitor
Tenants Union of Tasmania
By Email: ben@tenantstas.org.au

Dear Ben

Thank you for seeking responses from the Tasmanian Liberals in relation to your questionnaire.

I am pleased to respond on behalf of all Liberal Members and Candidates.

Will you commit to repealing no reason end of lease evictions?

Tasmania's Residential Tenancy Act 1997 already prohibits no-cause evictions for periodic, or non-fixed term, leases.

The provisions of the Act strike an appropriate balance – to provide certainty to both tenants and owners on the timeframe of tenancy arrangements

Will you introduce rent control measures?

The Residential Tenancy Act 1997 provides powers for the Residential Tenancy Commissioner to order that a proposed increase in rent may be changed, including so that it does not exceed a specific amount.

A tenant or the owner may then apply to the Court to determine the increase.

Will you limit break lease fees?

The Tasmanian Liberals have no plans to limit break lease fees.

Will you support amendments to the Act to allow for standard residential lease agreements and a standard application form?

The Residential Tenancy Act 1997 provides that provisions within a residential tenancy agreement that are consistent with the Act are of no effect.

Jeremy Rockliff MP | Liberal Member for Braddon, Premier of Tasmania

📍 43 Best St, Devonport TAS 7310 📞 6478 6050

✉️ Jeremy.Rockliff@dpac.tas.gov.au

🌐 [JeremyRockliff](https://www.facebook.com/JeremyRockliff)

Parties to agreements can apply to the Court to determine if provisions of an agreement are inconsistent with the Act, with the Court able to make orders that the provisions be modified or they are of no effect.

We are open to ways to streamline or cut red tape as part of a wholesale review of the Residential Tenancy Act which was committed to in the Tasmanian Housing Strategy Action Plan.

Do you support amending the Act to allow pets in rentals unless there is a good reason for their exclusion?

The Tasmanian Liberals introduced the Residential Tenancy Amendment Bill 2024 to ensure that a tenant didn't have to choose between a place to live and the pet they love. This Bill has passed the House of Assembly and was due for debate in the Legislative Council.

The Bill included concerns raised by the Tenants Union to provide distinct and clear provision to provide for assistance animals. Amendments were made on the floor of the House, with crystal-clear policy to ensure the ability of tenants who have an assistance animal, as defined in the Disability Discrimination Act 1992 (Cth).

As the Parliament is now prorogued due to the election being caused by others, we commit to reintroducing this legislation on our re-election.

Will you strengthen minimum standards and energy efficiency standards?

Tasmania's Residential Tenancy Act 1997 already includes requirements for minimum standards for premises.

We are open to discuss minimum standards as part of a wholesale review of the Residential Tenancy Act which was committed to in the Tasmanian Housing Strategy Action Plan.

Tasmania has the lowest regulated electricity prices in Australia, as noted on the Regulator, and the highest available electricity concession amount, as noted by the Australian Energy Regulator.

There are a number of schemes that our government funds to support both landlords and tenants that support energy efficiency, including:

- The NILS Energy Saver subsidy which provides a direct 50 per cent subsidy on the cost of energy efficient appliances if coupled with a NILS no-interest loan.
- The Energy Saver Loan Scheme for residential customers with interest free loans up to \$10,000 for a range of approved energy efficiency products.

Do you support amending the Act to allow minor modifications to be made?

We have already committed, and progressed under our Residential Tenancy Amendment Bill 2024 to permitted modifications relating to affixing or anchoring of furniture for the protection of children or vulnerable tenants

This model may be suitable to expansion to further minor modifications, so long as the modifications are temporary and can be returned by the tenant to the original condition.

Will you support stronger regulation of the short-term accommodation sector in Tasmania?

Tasmania has one of the clearest planning policies in Australia on short stay accommodation, with flexible planning rules and supporting data collection to inform local policy.

Any council that has a case to support further limits on short stay accommodation can apply local restrictions with the approval of the independent Tasmanian Planning Commission.

Our approach is fair, consistent and simple to administer compared with that of other jurisdictions which place a limit on the number of nights that short-stay accommodation can operate a year.

Will you support a funding increase of \$300,000 so that we can improve service delivery in Tasmania's north and north-west?

I understand the Tenant's Union receives funding from the Commonwealth as a Community Legal Centre (CLC) under the National Partnership Agreement and will continue to receive funding under the National Access to Justice Partnership when it commences from 1 July 2025.

The 2024-25 allocation to the Tenants Union was \$822,245.

The National Access to Justice Partnership agreement will commence on 1 July 2025 and will provide Tasmania with \$127.06 million over five years.

This commitment will deliver support to all parts of the legal assistance sector, including the Tenants Union.

The allocation of funding for CLCs under the National Access to Justice Partnership is currently under consideration and was not finalised before entering caretaker.

Ben, I want to thank you again for this opportunity to comment.

For your interest, and the benefit of your network, I'd also like to reiterate the Liberals' priority to ensure more homes are built faster, and outline how we are building on housing agenda, including:

Helping First Home Buyers:

- A re-elected Liberal Government will triple the First Home Owner Grant to \$30,000 for eligible first home builders. This significant boost will reduce upfront costs, provide greater financial certainty, and encourage new residential construction across Tasmania.
- Increasing the value cap of the MyHome shared equity program to \$800,000 for new builds, making it possible for even more Tasmanians to build their first home with as little as a 2% deposit. Since MyHome began in 2022, 751 mortgages have been entered into, helping over 1,960 Tasmanians into home ownership.
- For families making use of both the First Home Owners Grant and MyHome, the First Home Owner Grant will cover the full deposit and then some.

- Continuing our existing stamp duty relief for the purchase of existing housing, helping more Tasmanians transition from renting to home ownership, which has supported over 3000 purchases since 18 February 2024.

Delivering More Homes, Faster:

- Expanding our successful ModHomes Program, delivering an additional 200 modular homes through Homes Tasmania. This is in addition to our existing commitment to deliver 400 modular homes across the state.
- These homes are completed in as little as 14 weeks and cost around 70% of traditional construction, offering a faster, more affordable and scalable solution to meet growing demand across the state.
- This investment will not only accelerate housing supply, but it will also increase skilled jobs and drive construction innovation, ensuring that Tasmanians have access to modern, energy-efficient homes where and when they are needed.

Cutting Red Tape to Unlock Housing Supply:

- Delivering enforceable statutory timeframes, with residential planning applications required to be assessed within 28 days, and discretionary applications within 42 days. If timeframes aren't met, developments will be automatically deemed approved.
- Limit unnecessary information requests from councils so homes aren't held up by red tape and repeated requests for information from councils.
- Providing \$150,000 to the Planning Institute of Australia, the Local Government Association of Tasmania and the Property Council of Australia (Tasmania) to jointly develop practical guidance and education resources for councils and industry to help planning applications right from the outset, making the process quicker and easier for all involved.
- Modernising the Land Use Planning and Approvals Act to streamline the process and make the entire system easier to navigate for all Tasmanians.
- Cutting down unnecessary building red tape by allowing plumbers to install 'deemed-to-satisfy' plumbing work in standard house construction without any council approvals to slash delays in processing these permits that currently add weeks to build times.
- Streamlining subdivision approvals to build more homes faster – by abolishing the outdated Local Government (Building and Miscellaneous Provisions) Act 1993. This will make Tasmania's planning system simpler, faster and fairer.
- Ramp up work on the reviews of all three Regional Land Use Strategies, with dedicated resources to work with all relevant stakeholders to finalise the reviews faster.

Boosting Infill Development:

- Introducing targeted exemptions and making regulatory changes that will make it easier to build shop-top homes in urban centres.

More housing supply:

- Simplifying the process for adding an extra home or granny flat on your own block of land by increasing the size restrictions within the Tasmanian Planning Scheme from 60m² to 90m².
- Cutting the costs of building:

- Delivering a nation-first six-year freeze on new red tape under the National Construction Code to reduce the cost and delivery time frame of new homes.

Building stronger consumer protections for Tasmanians

- We will introduce strong new legislation to prevent corporate phoenixing of building companies, and importantly, provide more powers to our building licensing regulator.
- These changes will ensure all Tasmanians can have full confidence in the men and women who put on the high vis every day to build our state's future.
- These practical initiatives represent real momentum in tackling Tasmania's housing challenges. It builds on what we are already doing, including:
- Delivering more Homes – By April 2025, we have delivered over 4,381 homes as part of the Government's commitment of 10,000 additional social and affordable homes by 2032, with an extra 654 in the pipeline.
- Expanding the Urban Growth Boundary across Greater Hobart, unlocking capacity for approximately 10,000 new homes by identifying land suitable for future residential development in key growth areas.
- We've rezoned more than 70 hectares of Government-owned land under the Housing Land Supply Act, with over 1,000 new homes in the pipeline across multiple sites statewide.

Thank you again for the opportunity to respond to Yours sincerely



Jeremy Rockliff MP
Premier