

From: A [REDACTED]
Sent: Saturday, 7 December 2019 3:10 PM
To: DJCS-CAV-rentalreforms (DJCS)
Cc: act@tenantsvic.org.au
Subject: My submission on energy efficiency issues for renters

From: A [REDACTED]
Subject: My submission on energy efficiency issues for renters My postcode: [REDACTED]

My submission:

Standards in other first world countries, such as Norway sets an example for standards one would expect as a minimum for rental properties. The standards comply with Norwegian governmental and industry standards, hence why Norwegian houses are generally built to a much higher standard than Australian. The counter-argument here would typically be based on the fact that Norway has a colder climate than Australia, hence why it cannot be expected that Australian building standards should be held to the same level as somewhere like Norway.

This argument, however, ignores the fact that Australia has a variety of climates, some of which are extreme, and often extreme for durations that seriously affect living beings, whether they live in cities or in regional Australia. Victoria and Melbourne is a part of Australia that is unique in that it is subject to the influences of extreme cold weather patterns from Antarctic origin, as well as extreme drought and heat as a result of Western as well as Pacific weather influences - this includes the effects of the Southern Oscillation/El Nino/La Nina weather cycling, which contribute to the compounding effect of extreme temperatures and erratic rainfall episodes.

To build houses without any form of insulation in this region is therefore absurd, seeing that it is common for average renters to have to endure inside temperatures exceeding 40 degrees Celsius or more in summer, and being subject to unreasonable cold, humidity and draft in winter. Often bedrooms are too far away from an airconditioning unit, which means people who share houses are forced to camp out together with total lack of privacy in the room (usually the lounge room) that provides the only air conditioning unit.

As someone who lives on a minimum to average wage, and single, I am in no financial position to even dream of acquiring a deposit for a home loan. I come from a non-poverty background in Norway, but I am still unable to get into the property market here, despite the fact that I have two science degrees and considerable experience, which should in theory put me in a wage bracket where I would be able to afford my own home. But as it is nearly impossible to get work in my field, I am forced to work a retail job, and so I am stuck living in a home with seriously inferior standards despite the fact that I pay more than \$270 per week, and have paid my taxes to the Australian Government for more than 25 years.

When I tell my Norwegian friends back home about the conditions here, they are shocked, because to a Norwegian, this seeming lack of respect for people without a personal fortune or high personal income is considered barbarian, particularly since it seems as if the Australian government has forgotten that it is ultimately politicians and the government's responsibility to serve ALL people in the community, and not just pandering to their own class or the industry and shareholders that lobby in the background and thus ensure the continued dominance of the current political Zeitgeist; every man to himself.

It is a tragedy that Australia has sunk to this level, and I hope that someone in government has the decency and integrity to put their own political career aside for a moment and listen to the people who don't get to have a voice.

Yours Sincerely,
A. Thomsen

--

This submission to the Victorian Government consultation on the RTA Regulatory Impact Statement was sent via Tenants Victoria's website. It represents the views of the author only and does not represent the views of Tenants Victoria.