

Our Ref: DOC/19/16526

18 December 2019

Regulation Policy and Governance Services  
Department of Justice and Community Safety

rentalreforms@justice.vic.gov.au

Dear Sir/Madam

## **NEW REGULATIONS FOR RENTAL HOUSING - RESIDENTIAL TENANCIES REGULATIONS 2020**

Thank you for the opportunity to provide comment on the Department of Justice and Community Safety proposed Residential Tenancies Regulations 2020.

Energy Safe Victoria (ESV) is the independent technical regulator responsible for electricity, gas and pipeline safety in Victoria.

A statutory authority, we also licence electricians, manage the Certificate of Electrical Safety Program, conduct community safety campaigns, ensure electrical and gas products are approved and safe for use, and investigate gas and electrical incidents.

Our role is broad and ranges from accepting industry's safety cases and safety management schemes for the design, construction and maintenance of electricity, gas and pipeline networks across the state to regulating against standards and administering regulations covering gas and electrical appliances and installations and energy efficiency.

ESV comments on the proposed regulations as follows:

- As noted in the RIS, ESV supports the implementation of safety checks on rental properties every 2 years. While some details are specified as part of the proposed record keeping requirements, ESV recommends additional details be included to specify what activities are required to be conducted and recorded at a safety check, to ensure critical checks are not missed due to varying interpretations of the safety checks obligations. In particular, servicing gas appliances like space heaters every 2 years by a qualified gasfitter is an important means of controlling safety risks and should be clearly specified.
- It is our understanding that the performance requirements will be applied to space heaters only and is not intending to limit the use of existing or the installation of new ducted or central heating systems. It may assist if the proposed regulations are clarified to ensure there is no ambiguity that it will be acceptable if a residential rental provider

can replace existing compliant or non-compliant space heaters with gas ducted or central heating.

Please contact Enzo Alfonsetti at [REDACTED] if there are any questions relating to this submission.

Yours sincerely



Enzo Alfonsetti  
**TYPE A GAS APPLIANCE & COMPONENT SAFETY**