

14/12/2022

Residential Tenancies Review
Consumer and Business Services
GPO Box 1719
Adelaide, SA 500

Dear Colleagues,

I am writing to you in support of the review of the Residential Tenancies Act 2022 to meet the needs of the current housing rental market and of renters and landlords alike. In particular, the Centre for Health in All Policies Research Translation (CHiAPRT) is writing to endorse in full the Shelter SA and Uniting Communities submissions.

CHiAPRT is a multi-institutional research centre based within Health Translation SA at the South Australian Health and Medical Research Institute with a focus on research- policy translation and population health.

The Centre commends the South Australian government on its recent review of the Residential Tenancies Act and for taking the necessary steps towards making the South Australian rental system equitable, resilient, and prosperous. Safe, affordable and secure housing is essential to our state's health, wellbeing and social and economic productivity. The current Residential Tenancies Act as it stands requires significant reform to ensure a more balanced system, in which renters are offered improved protections whilst still allowing landlords to effectively manage their property.

The Centre has had the privilege of reviewing the Shelter SA and Uniting Communities submissions and strongly endorses their asks including the introduction of a formally recognised advocacy group for renters and a new commission and commissioner role.

South Australia is currently one of the only states in Australia where the voice of renters and tenants is not formally recognised by an advocacy group or union. The endorsement of a formally recognised advocacy group is a fundamental change that needs to occur to rectify the power imbalance present between tenant and landlord voices. This collective representation of the rights and needs of tenants will also allow for greater influence in policy development and lead to improved protections.

The introduction of a new commission and commissioner role is necessary given the growing proportion of the population relying on the rental system, and to ensure the private rental market is fair and equitable to all stakeholders involved. This recommendation follows the successful implementation of the Victorian Governments Commissioner for Residential Tenancies.

CHiAPRT has been established to work with policymakers and academics at the international and national level to increase research-policy translation in ways that delivers improved public policy, and leads to better health, wellbeing, and equity outcomes. The Centre works to strengthen the capacity for research translation across diverse public policy fields, such as housing, environment, employment, food, social support and the built environment, otherwise known as the underlying determinants of health, wellbeing, and equity.

The Centre for Health in All Policies appreciates the time and investment made into reviewing the Residential Tenancies Act and in considering the concerns and recommendations made by stakeholders alike.

Kind regards,

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Director

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