

**Residential Tenancies and Residential Tenancies
(Rooming House Standards) Amendment
(Minimum Energy Efficiency and Safety Standards)
Regulations**

Exposure Draft

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Victoria

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(Rooming House Standards) Amendment
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Part 1—Preliminary

1 Objectives

The objectives of these Regulations are—

- (a) to amend the Residential Tenancies Regulations 2021—
 - (i) to further prescribe ratings and efficiency rating systems in relation to rented premises; and
 - (ii) to prescribe rental minimum standards for ceiling insulation, draughtproofing, cooling, hot water systems and blind cord safety anchors; and

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- (b) to amend the Residential Tenancies (Rooming House Standards) Regulations 2023 to prescribe rooming house minimum standards for heating; and
- (c) to make consequential and other amendments to those Regulations.

2 Authorising provision

These Regulations are made under sections 142C and 511 of the **Residential Tenancies Act 1997**.

3 Commencement

These Regulations come into operation on 30 October 2024.

4 Principal Regulations

In these Regulations, the Residential Tenancies Regulations 2021¹ are called the Principal Regulations.

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5 Definitions

- (1) In regulation 5 of the Principal Regulations **insert** the following definitions—

"certificate of electrical safety" means a certificate given under section 45A(1) of the **Electrical Safety Act 1998**;

cleat means a device that—

- (a) has a bar with arms around which a cord can be wound; and
- (b) can be attached to a wall or other structure;

cord means a rope, strap, string, chain, line or wire used to operate a corded internal window covering;

cord guide means a device designed to retract, tension or secure a cord;

corded internal window covering means either of the following corded devices for use inside a building—

- (a) a window covering, including a curtain or blind;
- (b) fittings used with a window covering, including a traverse rod or track;

energy efficient fixed cooler means—

- (a) a non-portable, non-ducted electric air conditioner or heat pump capable of cooling with a 3 star or above cooling rating in the energy rating system prescribed in regulation 23(1)(ba) for

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non-ducted air conditioners or heat pumps; or

- (b) a ducted electric air conditioner or heat pump capable of cooling with a Total Cooling Seasonal Performance Factor of 3.8 or above in the energy rating system prescribed in regulation 23(1)(bb) for ducted air conditioners or heat pump;

energy efficient fixed heater means—

- (a) on and from 30 October 2024 until 29 October 2025, one of the following—
 - (i) a non-portable, non-ducted air conditioner or heat pump with a 2 star or above heating rating in the energy rating system prescribed in regulation 23(1)(ba) for non-ducted air conditioners or heat pumps;
 - (ii) a non-portable gas space heater with a 2 star or above heating rating in the energy rating system prescribed in regulation 23(1)(d) for gas space heaters;
 - (iii) a ducted heating or hydronic heating system which has an outlet in the main living area of the rented premises;
 - (iv) a domestic solid fuel burning appliance;
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- (b) on and from 30 October 2025, either of the following—
- (i) an electric, non-portable, non-ducted air conditioner or heat pump capable of heating with a 2 star or above heating rating in the energy rating system prescribed in regulation 23(1)(ba) for non-ducted air conditioners or heat pumps;
 - (ii) an electric ducted heating system with a Heating Seasonal Performance Factor of 3.2 or above in the energy rating system prescribed in regulation 23(1)(bb) for ducted systems;

energy efficient water heater means a heat pump water heater or solar water heater that complies with—

- (a) the minimum energy savings specified in Table B2D2b in Part B2 of the PCA, calculated in accordance with the efficiency rating systems prescribed in regulation 23(1)(bc); or
- (b) the minimum small-scale technology certificates specified in Table B2D2a in Part B2 of the PCA, calculated in accordance with the efficiency rating systems prescribed in regulation 23(1)(bc);

fixed cooler means a cooler that is not designed or manufactured to be portable;

fixed heater means a heater that is not designed or manufactured to be portable;

flueless gas cooking appliance means an appliance that—

- (a) uses gas to produce flame or heat; and
- (b) is designed to provide heat for cooking food; and
- (c) is designed not to discharge its flue gases through a flue;

flueless space heater means an appliance that—

- (a) uses gas to produce flame or heat for the purpose of space heating; and
- (b) is designed not to discharge its flue gases through a flue;

foil or foil-faced bulk insulation product means a bulk insulation product with a reflective metallic surface which is—

- (a) readily able to conduct electricity; and
- (b) laminated onto paper, plastic or bulk insulation materials; and
- (c) available as continuous or separate metal foil products;

heat pump water heater means an electric powered water heater using a vapour compression cycle and incorporating a compressor, an evaporator and a condenser, which delivers heat to the water either directly or indirectly;

open-flued gas appliance means an indoor gas appliance that—

- (a) uses a gaseous fuel to produce flame, heat, light, power or an aesthetic effect; and
 - (b) is designed to be connected to a flue system; and
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- (c) draws combustion air from the room or space in which it is installed;

PCA means the Plumbing Code of Australia within the meaning of Part 12A of the **Building Act 1993**;

pre-insulation installation electrical safety checklist means—

- (a) a record of the following electrical installation checks in accordance with clause 2 of AS/NZS 3019 "Electrical installations—Periodic assessment" as published from time to time—
- (i) that all power to a site, including onsite generation sources, can be isolated safely;
 - (ii) that there is no cabling or equipment in the ceiling space that remains electrically connected or charged after the mains switchboard is isolated;
 - (iii) that direct current cables in the ceiling space are labelled as per clause 5.3.1.1 of AS/NZS 5033 "Installation and safety requirements for photovoltaic (PV) arrays" as published from time to time (as the case requires);
 - (iv) that there are Residual Current Devices (RCDs) installed for all circuits;
 - (v) that wiring and cables present in any ceiling spaces are electrically safe;
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- (vi) that wiring and cables present in any ceiling spaces are clearly identified in accordance with AS 3999 "Bulk thermal insulation—installation" clause 2.6.2;
 - (vii) that wiring and cable joints in the ceiling space are safely enclosed;
 - (viii) that electrical appliances, lighting, exhaust fans and flues present in the ceiling space are clearly identified;
 - (ix) that existing ceiling insulation is clearly identified;
 - (x) that electrically conductive insulation present in the ceiling space is assessed as per AS 3999 "Bulk thermal insulation—installation" clause 4.3, where applicable;
 - (xi) that provides recommendation/s for electrical rectification work prior to insulation work commencing;
 - (xii) that records work undertaken to complete rectification work recommended in the checklist, as the case requires;
 - (xiii) that any ceiling space is free from electrical hazards which may cause harm to an insulation installer; and
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- (b) a statement of the following information—
- (i) the address of the assessed property;
 - (ii) the name of the electrician completing the checklist;
 - (iii) the licence or registration number of the electrician completing the checklist;
 - (iv) the date of inspection;
 - (v) the signature of the electrician undertaking inspection of the property;
 - (vi) the signature of the property owner or the owner's representative;
 - (vii) the signature of the electrician undertaking the rectification work, as the case requires;
 - (viii) the certificate of electrical safety number for any work undertaken, as the case requires;

retail packaging means the packaging in which a corded internal window covering is supplied when it is offered for retail sale;

small-scale technology certificate has the same meaning as it has in section 5(1) of the Renewable Energy (Electricity) Act 2000 of the Commonwealth;

solar water heater means a system for heating water consisting of a solar collector and a container (including an integral, close coupled or remote container) that heats water by means of radiant energy from the sun, and includes the following—

- (a) a single container solar water heater with electric boosting;
 - (b) 2 or more solar pre-heat containers connected to each other and to an electric booster;
 - (c) a solar pre-heater coupled with a conventional electric storage water heater;
 - (d) any other solar powered heater configuration that incorporates—
 - (i) a heater referred to in paragraph (a); and
 - (ii) a component referred to in paragraph (b);".
- (2) In regulation 5 of the Principal Regulations—
- (a) in the definition of ***BCA Volume One***, for "1" **substitute** "10";
 - (b) in the definition of ***BCA Volume Two***, for "1" **substitute** "10";
 - (c) for the definition of ***water efficient shower head*** **substitute**—
"water efficient shower head means—
 - (a) on and from 30 October 2024 until 29 October 2025, a shower head with a water efficiency rating of 3 stars or above as determined in accordance with AS/NZS 6400, "Water efficient products—Rating
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and labelling", as issued, published or remade from time to time; and

- (b) on and from 30 October 2025, a shower head with a water efficiency rating of 4 stars or above as determined in accordance with AS/NZS 6400, "Water efficient products—Rating and labelling", as issued, published or remade from time to time."

6 Efficiency rating systems

In regulation 23(1) of the Principal Regulations—

- (a) for paragraph (b), **substitute**—

"(b) On and from 30 October 2024 until 29 October 2025, for the energy efficiency of a non-ducted air conditioner or heat pump, the rating system in the Greenhouse and Energy Minimum Standards (Air Conditioners up to 65kW) Determination 2019 or any corresponding subsequent determination;"

- (b) after paragraph (b) **insert**—

"(ba) on and from 30 October 2025, for the energy efficiency of a non-ducted air conditioner or heat pump, the star rating system in the Greenhouse and Energy Minimum Standards (Air Conditioners up to 65kW) Determination 2019 or any corresponding subsequent determination;

- (bb) on and from 30 October 2025, for the energy efficiency of a ducted air conditioner or heat pump, the Heating Seasonal Performance Factor and Total Cooling Seasonal Performance Factor rating systems (as the case requires), in the Greenhouse and Energy Minimum Standards (Air Conditioners up to 65kW) Determination 2019 or any corresponding subsequent determination;
- (bc) on and from 30 October 2025, for the energy efficiency of a heat pump water heater or solar water heater—
 - (i) the system comprised of small-scale technology certificates calculated in accordance with the Renewable Energy (Method for Solar Water Heaters) Determination 2016 or any corresponding subsequent determination; or
 - (ii) the energy savings system calculated in accordance with AS/NZS 4234 "Heated water systems—Calculation of energy consumption", as amended and published from time to time."

7 Ratings—residential rental provider's liability for charges for supply to non-complying appliances

- (1) In regulation 24(1) of the Principal Regulations—
 - (a) in paragraph (a), for "dishwasher" **substitute** "dishwasher and on and from 30 October 2025 a shower head or water heater";
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(b) for the Examples at the foot of paragraph (a) **substitute**—

"Examples

1. If a 3 star rated tap does not produce sufficient water pressure because of the age of the plumbing, a 2 star rated tap may be installed.
2. If a 2 star rated tap cannot operate effectively, a 1 star rated tap may be installed."

(c) in paragraph (c), for "for" **substitute** "on and from 30 October 2024 until 29 October 2025, for";

(d) after paragraph (c) **insert**—

"(ca) on and from 30 October 2025, for cooling by a non-ducted air conditioner or heat pump, a 3 star cooling rating in the efficiency rating system referred to in regulation 23(1)(ba) for the climate area of the rented premises, unless—

- (i) it is unreasonable to install a non-ducted air conditioner or heat pump; or
- (ii) a circumstance specified in subregulation (2E) or (2G) exists;

(cb) on and from 30 October 2025, for heating by a non-ducted air conditioner or heat pump, a 2 star heating rating in the efficiency rating system referred to in regulation 23(1)(ba) for the climate area of the rented premises, unless—

- (i) it is unreasonable to install a non-ducted air conditioner or heat pump; or
 - (ii) a circumstance specified in subregulation (2F) or (2G) exists;
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- (e) in paragraph (d)(ii), for "heater." **substitute** "heater;"
- (f) after paragraph (d) **insert**—
 - "(e) on and from 30 October 2025, for cooling by a ducted air conditioner or heat pump, a Total Cooling Seasonal Performance Factor of 3.8 in the efficiency rating system referred to in regulation 23(1)(bb) for the climate area of the rented premises, unless—
 - (i) it is unreasonable to install a ducted air conditioner or heat pump; or
 - (ii) a circumstance specified in subregulation (2E) or (2G) exists;"
 - (f) on and from 30 October 2025, for heating by a ducted air conditioner or heat pump, in relation to heating by that appliance, a Heating Seasonal Performance Factor of 3.2 in the efficiency rating system referred to in regulation 23(1)(bb) for the climate area of the rented premises, unless—
 - (i) it is unreasonable to install a ducted air conditioner or heat pump; or
 - (ii) a circumstance specified in subregulation (2F) or (2G) exists;
 - (g) on and from 30 October 2025, for water heating by an energy efficient water heater, the minimum energy savings specified in Table B2D2b in Part B2 of the PCA, or minimum small-scale technology certificates specified in Table B2D2a in Part B2 of the PCA, calculated in accordance with the

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- efficiency rating systems referred to in regulation 23(1)(bc), unless—
- (i) it is unreasonable to install an energy efficient water heater; or
 - (ii) a circumstance specified in subregulation (2G) or (2H) exists;
- (h) on and from 30 October 2025, for a shower head—
- (i) a 4 star rating in the efficiency rating system referred to in regulation 23(1)(a); or
 - (ii) if, because of the age, nature or structure of the plumbing in the rented premises, a replacement with a 4 star rating referred to in subparagraph (i) cannot be installed or, when installed will not operate effectively, a 3 star rating in the efficiency rating system referred to in regulation 23(1)(a)."
- (2) In regulation 24(2) of the Principal Regulations, for "For" **substitute** "On and from 30 October 2024 until 29 October 2025, for".
- (3) After regulation 24(2) of the Principal Regulations **insert**—
- "(2A) Without limiting the grounds on which it is unreasonable to install an air conditioner or heat pump in subregulation (1)(ca), (cb), (e) and (f) it is unreasonable to install an air conditioner or heat pump if—
- (a) the cost of installation is significantly higher than the average cost of installation in a Class 1 building or Class 2 building equivalent to the rented premises; or
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- (b) owners corporation rules prohibit installation of the appliance; or
 - (c) compliance with any other Act or local law makes the cost of installation prohibitive.
- (2B) For the purposes of subregulation (2A), the cost of electrical rectification work is not considered part of the cost of installation of an air conditioner or heat pump.

Example

Upgrading of an electrical switchboard to accommodate additional electrical load is not included as part of the cost of installation.

- (2C) Without limiting the grounds on which it is unreasonable to install an energy efficient water heater in subregulation (1)(g)(i), it is unreasonable to install an energy efficient water heater if—
- (a) the cost of installation is significantly higher than the average cost of installation in a Class 1 building or Class 2 building equivalent to the rented premises; or
 - (b) owners corporation rules prohibit installation of the appliance; or
 - (c) compliance with any other Act or local law makes the cost of installation prohibitive; or
 - (d) heated water to the rented premises is supplied by a centralised system.
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- (2D) For the purposes of subregulation (2C), the cost of electrical rectification work is not part of the cost of installation of an efficient hot water system.

Example

Upgrading an electrical switchboard to accommodate additional electrical load is not included as part of the cost of installation.

- (2E) For the purposes of subregulation (1)(ca) and (e), the specified circumstance is that both the existing air conditioning appliance and the replacement air conditioning appliance are fixed ducted evaporative cooling systems.
- (2F) For the purposes of subregulation (1)(cb) and (f), the specified circumstances are—
- (a) both the fixed heater to be replaced and the replacement fixed heater are domestic solid fuel burning appliances; or
 - (b) the replacement fixed heater is an electric hydronic heating system which has an outlet in the main living area of the rented premises.
- (2G) For the purposes of subregulation (1)(ca), (cb), (e), (f) and (g), the specified circumstances are—
- (a) the air conditioner, heat pump or water heater is being replaced under a manufacturer, supplier or installer warranty; or
 - (b) the fuel source for both the fixed heater or water heater to be replaced and the replacement fixed heater or water heater is liquified petroleum gas.
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(2H) For the purposes of subregulation (1)(g), the specified circumstance is that a temporary water heater is installed for no more than 60 days."

8 Modifications for which residential rental provider must not unreasonably refuse consent

For regulation 28(d) of the Principal Regulations, **substitute—**

"(d) draughtproofing in—

- (i) homes without a flueless space heater or open-flued gas appliance;
- (ii) kitchen facilities in a home, unless there is a flueless gas cooking appliance without a rangehood present;"

9 Rating compliance for residential rental provider's appliances

(1) In regulation 31(1) of the Principal Regulations—

- (a) in paragraph (a), for "dishwasher" **substitute** "dishwasher, and on and from 30 October 2025, a shower head or water heater";
- (b) for the Examples at the foot of paragraph (a) **substitute—**

"Examples

- 1. If a 3 star rated tap does not produce sufficient water pressure because of the age of the plumbing, a 2 star rated tap may be installed.
 - 2. If a 2 star rated tap cannot operate effectively, a 1 star rated tap may be installed.";
 - (c) in paragraph(c), for "for" **substitute** "on and from 30 October 2024 until 29 October 2025, for heating by";
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(d) after paragraph (c) **insert**—

"(ca) on and from 30 October 2025, for cooling by a non-ducted air conditioner or heat pump, a 3 star cooling rating in the efficiency rating system referred to in regulation 23(1)(ba) for the climate area of the rented premises, unless—

(i) it is unreasonable to install a non-ducted air conditioner or heat pump; or

(ii) a circumstance specified in subregulation (2E) or (2G) exists;

(cb) on and from 30 October 2025, for heating by a non-ducted air conditioner or heat pump, a 2 star heating rating in the efficiency rating system referred to in regulation 23(1)(ba) for the climate area of the rented premises, unless—

(i) it is unreasonable to install a non-ducted air conditioner or heat pump; or

(ii) a circumstance specified in subregulation (2F) or (2G) exists;"

(e) in paragraph (d), for "heater." **substitute** "heater;"

(f) after paragraph (d) **insert**—

"(e) on and from 30 October 2025, for cooling by a ducted air conditioner or heat pump, a Total Cooling Seasonal Performance Factor of 3.8 in the efficiency rating system referred to in regulation 23(1)(bb) for the climate area of the rented premises, unless—

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- (i) it is unreasonable to install a ducted air conditioner or heat pump; or
 - (ii) a circumstance specified in subregulation (2E) or (2G) exists;
 - (f) on and from 30 October 2025, for heating by a ducted air conditioner or heat pump, a Heating Seasonal Performance Factor of 3.2 in the efficiency rating system referred to in regulation 23(1)(bb) for the climate area of the rented premises, unless—
 - (i) it is unreasonable to install a ducted air conditioner or heat pump; or
 - (ii) a circumstance specified in subregulation (2F) or (2G) exists;
 - (g) on and from 30 October 2025, for water heating by an energy efficient water heater, the minimum energy savings specified in Table B2D2b in Part 2 of the PCA, or minimum small-scale technology certificates specified in Table B2D2a in Part B2 of the PCA, calculated in accordance with the efficiency rating systems referred to in regulation 23(1)(bc), unless—
 - (i) it is unreasonable to install an energy efficient water heater; or
 - (ii) a circumstance specified in subregulation (2G) or (2H) exists;
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- (h) on and from 30 October 2025, for a shower head—
 - (i) a 4 star rating in the efficiency rating system referred to in regulation 23(1)(a); or
 - (ii) if, because of the age, nature or structure of the plumbing in the rented premises, a replacement with a 4 star rating referred to in subparagraph (i) cannot be installed or, when installed will not operate effectively, a 3 star rating in the efficiency rating system referred to in regulation 23(1)(a)."
 - (2) In regulation 31(2) of the Principal Regulations, for "For" **substitute** "On and from 30 October 2024 until 29 October 2025, for".
 - (3) After regulation 31(2) of the Principal Regulations **insert**—
 - "(2A) On and from 30 October 2025, without limiting the grounds on which it is unreasonable to install an air conditioner or heat pump in subregulation (1)(ca), (cb), (e) and (f), it is unreasonable to install an air conditioner or heat pump if—
 - (a) the cost of installation is significantly higher than the average cost of installation in a Class 1 building or Class 2 building equivalent to the rented premises; or
 - (b) owners corporation rules prohibit installation of the appliance; or
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- (c) compliance with any other Act or local law makes the cost of installation prohibitive.
- (2B) For the purposes of subregulation (2A)(a), the cost of electrical rectification work is not part of the cost of installation of an air conditioner or heat pump.

Example

Upgrading an electrical switchboard to accommodate additional electrical load is not included as part of the cost of installation.

- (2C) Without limiting the grounds on which it is unreasonable to install an energy efficient water heater in subregulation (1)(g)(i), it is unreasonable to install an energy efficient water heater if—
 - (a) the cost of installation is significantly higher than the average price of installation in a Class 1 building or Class 2 building equivalent to the rented premises; or
 - (b) owners corporation rules prohibit installation of the appliance; or
 - (c) compliance with any other Act or local law makes the cost of installation prohibitive; or
 - (d) heated water to the rented premises is supplied by a centralised system.
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- (2D) For the purposes of subregulation (2C)(a), the cost of electrical rectification work is not considered part of the cost of installation of a heat pump water heater or solar water heater.

Example

Upgrading of an electrical switchboard to accommodate additional electrical load is not included as part of the cost of installation.

- (2E) For the purposes of subregulation (1)(ca) and (e), the specified circumstance is that both the air conditioning appliance and the replacement air conditioning appliance are ducted evaporative fixed cooler systems.

- (2F) For the purposes of subregulation (1)(cb) and (f), the specified circumstances are—

(a) both the fixed heater to be replaced and the replacement fixed heater are domestic solid fuel burning appliances; or

(b) the replacement fixed heater is an electric hydronic heating system which has an outlet in the main living area of the rented premises.

- (2G) For the purposes of subregulation (1)(ca), (cb), (e), (f) and (g), the specified circumstances are—

(a) the air conditioner, heat pump or water heater is being replaced under a manufacturer, supplier or installer warranty; or

(b) the fuel source for both the fixed heater or water heater to be replaced and the replacement fixed heater or water heater is liquified petroleum gas.

(2H) For the purposes of subregulation (1)(g), the specified circumstance is that a temporary water heater is installed for no more than 60 days."

10 Compliance with efficiency systems for urgent repairs by renter

(1) In regulation 33(1) of Principal Regulations—

(a) in paragraph (a), for "dishwasher" **substitute** "dishwasher, and on and from 30 October 2025, a shower head or water heater";

(b) for the Examples at the foot of paragraph (a) **substitute**—

"Examples

1. If a 3 star rated tap does not produce sufficient water pressure because of the age of the plumbing, a 2 star rated tap may be installed.
2. If a 2 star rated tap cannot operate effectively, a 1 star rated tap may be installed.";

(c) in paragraph (c), before "for" **insert** "on and from 30 October 2024 until 29 October 2025,";

(d) after paragraph (c) **insert**—

"(ca) on and from 30 October 2025, for cooling by a non-ducted air conditioner or heat pump, a 3 star cooling rating in the efficiency rating system referred to in regulation 23(1)(ba) for the climate area of the rented premises, unless—

(i) it is unreasonable to install a non-ducted air conditioner or heat pump; or

(ii) a circumstance specified in subregulation (2E) or (2G) exists;

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- (cb) on and from 30 October 2025, for heating by a non-ducted air conditioner or heat pump, a 2 star heating rating in the efficiency rating system referred to in regulation 23(1)(ba) for the climate area of the rented premises, unless—
 - (i) it is unreasonable to install a non-ducted air conditioner or heat pump; or
 - (ii) a circumstance specified in sub regulation (2F) or (2G) exists;
 - (e) in paragraph (d), for "heater." **substitute** "heater;"
 - (f) after paragraph (d) **insert**—
 - "(e) on and from 30 October 2025, for cooling by a ducted air conditioner or heat pump, a Total Cooling Seasonal Performance Factor of 3.8 in the efficiency rating system referred to in regulation 23(1)(bb) for the climate area of the rented premises, unless—
 - (i) it is unreasonable to install a ducted air conditioner or heat pump; or
 - (ii) a circumstance specified in subregulation (2E) or (2G) exists;
 - (f) on and from 30 October 2025, for heating by a ducted air conditioner or heat pump, a Heating Seasonal Performance Factor of 3.2 in the efficiency rating system referred to in regulation 23(1)(bb) for the climate area of the rented premises, unless—
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- (i) it is unreasonable to install a ducted air conditioner or heat pump; or
 - (ii) a circumstance specified in subregulation (2F) or (2G) exists;
 - (g) on and from 30 October 2025, for water heating by an energy efficient water heater, the minimum energy savings specified in Table B2D2b in Part B2 of the PCA, or minimum small-scale technology certificates specified in Table B2D2a in Part B2 of the PCA, calculated in accordance with the efficiency rating systems referred to in regulation 23(1)(bc), unless—
 - (i) it is unreasonable to install an energy efficient water heater; or
 - (ii) a circumstance specified in subregulation (2G) or (2H) exists;
 - (h) on and from 30 October 2025, for a shower head—
 - (i) a 4 star rating in the efficiency rating system referred to in regulation 23(1)(a); or
 - (ii) if, because of the age, nature or structure of the plumbing in the rented premises, a replacement with a 4 star rating referred to in subparagraph (i) cannot be installed or, when installed will not operate effectively, a 3 star rating in the efficiency rating system referred to in regulation 23(1)(a)."
-

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- (2) In regulation 33(2) of the Principal Regulations, for "For" **substitute** "On and from 30 October 2024 until 29 October 2025, for".
- (3) After regulation 33(2) of the Principal Regulations **insert**—

"(2A) On and from 30 October 2025, without limiting the grounds on which it is unreasonable to install an air conditioner or heat pump in subregulation (1)(ca), (cb), (e) and (f), it is unreasonable to install an air conditioner or heat pump if—

- (a) the cost of installation is significantly higher than the average cost of installation in a Class 1 building or Class 2 building equivalent to the rented premises; or
- (b) owners corporation rules prohibit installation of the appliance; or
- (c) compliance with any other Act or local law makes the cost of installation prohibitive.
- (2B) For the purposes of subregulation (2A)(a), the cost of electrical rectification work is not considered part of the cost of installation of an air conditioner or heat pump.

Example

Upgrading of an electrical switchboard to accommodate additional electrical load is not included as part of the cost of installation.

- (2C) Without limiting the grounds on which it is unreasonable to install an energy efficient water heater in subregulation (1)(g)(i), it is unreasonable to install an energy efficient water heater if—
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- (a) the cost of installation is significantly higher than the average price of installation in a Class 1 building or Class 2 building equivalent to the rented premises; or
 - (b) owners corporation rules prohibit installation of the appliance; or
 - (c) compliance with any other Act or local law makes the cost of installation prohibitive; or
 - (d) heated water to the rented premises is supplied by a centralised system.
- (2D) For the purposes of (2C)(a), the cost of electrical rectification work is not part of the cost of installation of an efficient hot water system.
- Example**
- Upgrading an electrical switchboard to accommodate additional electrical load is not included as part of the cost of installation.
- (2E) For the purposes of subregulation (1)(ca) and (e), the specified circumstances are that both the air conditioning appliance and the replacement air conditioning appliance are ducted evaporative fixed cooler systems.
- (2F) For the purposes of subregulation (1)(cb) and (f), the specified circumstances are—
- (a) both the fixed heater to be replaced and the replacement fixed heater are domestic solid fuel burning appliances; or
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- (b) the replacement fixed heater is a hydronic heating system which has an outlet in the main living area of the rented premises that is connected to mains electricity.
- (2G) For the purposes of subregulation (1)(ca), (cb), (e), (f) and (g), the specified circumstances are—
- (a) the air conditioner, heat pump or water heater is being replaced under a manufacturer, supplier or installer warranty; or
 - (b) the fuel source for both the fixed heater or water heater to be replaced and the replacement fixed heater or water heater is liquified petroleum gas.
- (2H) For the purposes of subregulation (1)(g), the specified circumstance is that a temporary water heater is installed for no more than 60 days."

11 Compliance with efficiency systems for urgent repairs by resident

- (1) For the Examples at the foot of regulation 49(1) of the Principal Regulations **substitute**—

"Examples

1. If a 3 star rated tap does not produce sufficient water pressure because of the age of the plumbing, a 2 star rated tap may be installed.
2. If a 2 star rated tap cannot operate effectively, a 1 star rated tap may be installed."

- (2) After regulation 49(1) of the Principal Regulations **insert**—

"(1A) For the purposes of section 129(4) of the Act, the levels of ratings prescribed for a heater are—

- (a) an electric non-ducted air conditioner or heat pump with a 2 star heating rating in the efficiency rating system referred to in regulation 23(1)(ba) for the climate area of the rooming house; or
 - (b) an electric ducted air conditioner or heat pump with a Heating Seasonal Performance Factor of 3.2 in the efficiency rating system referred to in regulation 23(1)(bb) for the climate area of the rented premises."
- (3) In regulation 49(2) of the Principal Regulations, for "(1)" **substitute** "(1) or (1A)".

12 Schedule 1 amended

In Form 4 of Schedule 1 to the Principal Regulations, after "cooktops" **insert**—

- on and from 30 October 2025, cooling;".

13 Schedule 4 amended

- (1) In clause 4(b) in Schedule 4 to the Principal Regulations—
- (a) before "if a" **insert** "for rented premises in relation to a residential rental agreement entered into before 30 October 2025,";
 - (b) in subparagraph (ii)(B), for "premises." **substitute** "premises;".
- (2) After clause 4(b) in Schedule 4 to the Principal Regulations **insert**—
- "(c) for rented premises in relation to a residential rental agreement entered into on or after 30 October 2025 or in relation to a periodic residential rental agreement created on or after that date, if a shower head is present—
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- (i) a shower head with a 4 star rating in the efficiency rating system referred to in regulation 23(1)(a); or
 - (ii) if, because of the age, nature or structure of the plumbing in the rented premises, a replacement with a 4 star rating referred to in subparagraph (i) cannot be installed or, when installed will not operate effectively—a shower head with a 3 star rating in the efficiency rating system referred to in regulation 23(1)(a)."
 - (3) In clause 14(3) in Schedule 4 to the Principal Regulations, for "29 March 2023" **substitute** "30 October 2024 until 29 October 2025".
 - (4) In clause 14(4) in Schedule 4 to the Principal Regulations, for "29 March 2023" **substitute** "30 October 2024 until 29 October 2025".
 - (5) For clause 14(6) in Schedule 4 to the Principal Regulations **substitute**—
 - "(6) On and from 30 October 2025, in relation to heating in the rented premises—
 - (a) an energy efficient fixed heater in good working order is to be installed in or have an outlet in the main living area of the rented premises unless it is unreasonable to install an energy efficient fixed heater; or
 - (b) if it is unreasonable to install an energy efficient fixed heater in the main living area of the rented premises, a fixed heater in good working order is to be installed in or have an outlet in the main living area of the rented premises.
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- (7) For the purposes of subclause (6)(a), it is unreasonable to install an energy efficient fixed heater if—
- (a) the cost of installation is significantly higher than the average cost of installation in a Class 1 building or Class 2 building equivalent to the rented premises; or
 - (b) there is an existing fixed heater in good working order in, or with an outlet in, the main living area of the rented premises, which is one of the following—
 - (i) a non-ducted air conditioner or heat pump with a 2 star or above heating rating in the prescribed energy rating system for non-ducted air conditioners or heat pumps; or
 - (ii) a gas space heater with a 2 star or above heating rating in the prescribed energy rating system for gas space heaters; or
 - (iii) a ducted heating or hydronic heating system which has an outlet in the main living area of the rented premises; or
 - (iv) a domestic solid fuel burning appliance; or
 - (v) a fixed heater for which the fuel source is liquefied petroleum gas; or
 - (c) owners corporation rules prohibit installation of the appliance; or
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- (d) compliance with any other Act or local law makes the cost of installation prohibitive; or
 - (e) it is not reasonably practicable to install an energy efficient fixed heater.
- (8) For the purposes of subclause (7)(a), the cost of electrical rectification work is not part of the cost of installation of an energy efficient fixed heater.

Example

Upgrading of an electrical switchboard to accommodate additional electrical load is not included as part of the cost of installation."

- (6) After clause 14 in Schedule 4 to the Principal Regulation **insert**—

"15 Cooling

- (1) Subclause (2) applies to rented premises in relation to a residential rental agreement entered into on or after 30 October 2025 until 29 October 2027, or in relation to a periodic residential rental agreement created during that period.
 - (2) The standard for cooling in the rented premises is to have—
 - (a) an energy efficient fixed cooler in good working order installed in, or that has an outlet in, the main living area of the rented premises, unless it is unreasonable to install an energy efficient fixed cooler; or
 - (b) if it is unreasonable to install an energy efficient fixed cooler in the main living area of the rented premises, a fixed cooler in good working order is to be
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- installed in or have an outlet in the main living area of the rented premises.
- (3) On and from 30 October 2027, the standard for cooling in the rented premises is to have—
- (a) an energy efficient fixed cooler in good working order installed in, or that has an outlet in, the main living area of the rented premises, unless it is unreasonable to install an energy efficient fixed cooler; or
 - (b) if it is unreasonable to install an energy efficient fixed cooler in the main living area of the rented premises, a fixed cooler in good working order is to be installed in or have an outlet in the main living area of the rented premises.
- (4) Without limiting the grounds on which it is unreasonable to install an energy efficient fixed cooler in subclause (2) and (3), it is unreasonable to install an energy efficient fixed cooler if—
- (a) the cost of installation is significantly higher than the average cost of installation in a Class 1 building or Class 2 building equivalent to the rented premises; or
 - (b) there is an existing fixed cooler in good working order in, or with an outlet in, the main living area of the rented premises; or
 - (c) owners corporation rules prohibit installation of the appliance; or
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- (d) compliance with any other Act or local law makes the cost of installation prohibitive; or
 - (e) there is a ducted evaporative fixed cooler in good working order in or with an outlet in the main living area of the rented premises.
- (5) For the purposes of subclause (4)(a), the cost of electrical rectification work is not part of the cost of installation of an air conditioner or heat pump.

Example

Upgrading of an electrical switchboard to accommodate additional electrical load is not included as part of the cost of installation.

16 Ceiling insulation

- (1) This clause applies to rented premises in relation to a residential rental agreement entered into on or after 30 October 2025, or in relation to a periodic residential rental agreement created on or after that date.
- (2) The standard for ceiling insulation in the rented premises is to have ceiling insulation that—
 - (a) has a minimum R-value of 5.0; and
 - (b) has been installed—
 - (i) within 30 days after a licensed electrician has completed and signed a pre-insulation installation electrical safety checklist in relation to the ceiling space; and

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- (ii) after—
 - (A) any rectification work identified as required to address electrical hazards specified in a completed checklist referred to in subparagraph (i) has been completed by a licensed electrician; and
 - (B) a certificate of electrical safety has been issued for any rectification work referred to in sub-subparagraph (A) (as the case requires), a copy of which has been given to the insulation installer; and
 - (iii) after a copy of the checklist referred to in subparagraph (i) has been given to the insulation installer.
- (3) For the purposes of subclause (2), ceiling insulation installed in the rented premises is to—
- (a) comply with AS/NZS 4859.1, "Thermal insulation materials for buildings Part 1: General criteria and technical provisions", as published from time to time; and
 - (b) comply with the following standards, as applicable to the type of ceiling insulation product being installed—
 - (i) AS1530.1, "Methods for fire tests on building materials, components and structures Part 1: Combustibility test for materials",
-

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as published from time to time;
and

- (ii) AS/NZS1530.3, "Methods for fire tests on building materials, components and structures Part 3: Simultaneous determination of ignitability, flame propagation, heat release and smoke release" as published from time to time; and
- (c) be comprised of a separate or continuous insulation batt that is not a foil or foil-faced bulk insulation product; and
- (d) be installed—
 - (i) in compliance with AS3999, "Bulk thermal insulation—Installation", as published from time to time; and
 - (ii) by a suitably qualified person; and
- (e) be installed in the ceiling of the entire dwelling of the rented premises, other than in—
 - (i) ceiling areas with existing insulation batts, blankets, rigid boards or loose fill; and

Example

A ceiling area with existing insulation of any R-value.

- (ii) external parts of the rented premises; and

Example

Garages, outbuildings and alfresco areas.

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(iii) internal ceilings; and

Example

The ceiling of the lower floor of a double storey home or the lower floors of an apartment complex.

(iv) areas that it is unreasonable or unsafe to install.

(4) Without limiting the grounds on which it is unreasonable or unsafe to install ceiling insulation in an area of the rented premises in subclause (3)(e)(iv), it is unreasonable or unsafe to install ceiling insulation in an area if—

- (a) the cost of ceiling insulation installation is significantly higher than the average cost of ceiling insulation installation in a Class 1 building or Class 2 building equivalent to the rented premises; or
- (b) the roof cavity of the rented premises in a Class 2 building is common property on a plan of subdivision; or

Example

Rented premises in a Class 2 building, the roof cavity of which is common property and is not owned entirely by the residential rental provider, but is managed by an owners corporation.

- (c) owners corporation rules prohibit installation of the ceiling insulation; or
- (d) compliance with any other Act or local law makes the cost of ceiling installation prohibitive; or

- (e) the ceiling insulation cannot be installed without substantial building work or causing substantial damage to the rented premises; or

Example

Skillion roofs, very low-pitched roofs and roof cavities that cannot be accessed without removing the ceiling lining or roofing material.

- (f) the ceiling insulation cannot be installed without creating risks to the health or safety of any person that are greater than the risks that are normally acceptable when insulation is being installed; or
- (g) the rented premises is a registered place and an application for a permit to alter the relevant features of the premises to comply with this standard has been refused in accordance with section 101 of the **Heritage Act 2017**.
- (5) For the purposes of subclause (4)(a), the cost of electrical rectification work is not part of the ceiling insulation installation cost.

Example

The rectification or replacement of damaged, deteriorated or non-compliant cables in the ceiling space is not included as part of the cost of installation of ceiling insulation.

- (6) In this clause—

ceiling insulation means thermal insulation products that resist the flow of heat, and are in the form of batts, blankets, rigid boards or loose fill;

R-value means the measure of thermal performance of the ceiling insulation product when it is installed as calculated under AS/NZ 4859.1, "Thermal insulation materials for buildings Part 1: General criteria and technical provisions", as published from time to time.

Example

The R-value of ceiling insulation found on the product packaging of the ceiling insulation.

17 Draughtproofing

- (1) This clause applies to rented premises in relation to a residential rental agreement entered into on or after 30 October 2025, or in relation to a periodic residential rental agreement created on or after that date.
 - (2) The standard for draughtproofing in the rented premises other than in a kitchen facility, unless a circumstance specified in subclause (5) exists, is that—
 - (a) all external doors to the rented premises are to be fitted with sealing or weather-stripping products that restrict airflow around the entire perimeter of the door but do not impair the normal operation of the door; and
 - (b) unsealed wall vents are to be fitted with a product made of robust non-shrinking sealing material that seals or closes the vent; and
 - (c) unreasonable gaps or holes around door and window frames, construction joints and wall linings, skirting and floorboards, and wall penetrations from services and appliances are to be sealed
-

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- with caulking or expandable sealing products; and
- (d) sealing products used to complete sealing under paragraphs (a), (b) and (c) are fitted in accordance with the manufacturer's instructions.
- (3) The standard for draughtproofing in a kitchen facility of a rented premises, unless a circumstance specified in subclause (6) exists, is that—
- (a) all external doors to the rented premises in the kitchen facility are to be fitted with sealing or weather-stripping products that restrict airflow around the entire perimeter of the door but do not impair the normal operation of the door; and
- (b) unsealed wall vents are to be fitted with a product made of robust non-shrinking sealing material that seals or closes the vent; and
- (c) unreasonable gaps or holes around door and window frames, construction joints and wall linings, skirting and floorboards, and wall penetrations from services and appliances are to be sealed with caulking or expandable sealing products; and
- (d) sealing products used to complete sealing under paragraphs (a), (b) and (c) are fitted in accordance with the manufacturer's instructions.
- (4) For purposes of subclause (2)(c) and (3)(c), unreasonable gaps or holes may be determined by measuring—
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- (a) the size of the gap or hole; or
 - (b) the extent of the draught created by the gap or hole; or
 - (c) the likely impact on the renter's thermal comfort.
- (5) For the purposes of subclause (2), the specified circumstances are—
- (a) a flueless space heater or open-flued gas appliance is installed in the rented premises; or
 - (b) the rented premises is in a Class 2 building and the owners corporation rules prohibit the fitting of sealing or weather-stripping products to external doors; or
 - (c) the rented premises is a registered place and an application for a permit to alter the relevant features of the premises to comply with this standard has been refused under section 101 of the **Heritage Act 2017**; or
 - (d) it is otherwise unreasonable to draughtproof the rented premises.
- (6) For the purposes of subclause (3), the specified circumstances are—
- (a) a flueless space heater or open-flued gas appliance is installed in the rented premises; or
 - (b) a flueless gas cooking appliance without a rangehood is installed in the kitchen facility; or
-

- (c) the rented premises is in a Class 2 building and the owners corporation rules prohibit the fitting of sealing or weather-stripping products to external doors; or
- (d) the rented premises is a registered place and an application for a permit to alter the relevant features of the premises to comply with this standard has been refused under section 101 of the **Heritage Act 2017**; or
- (e) it is otherwise unreasonable to draughtproof a kitchen facility in the rented premises.

18 Corded internal window coverings

- (1) On and from 30 October 2025, the standard for corded internal window coverings installed at the rented premises is that—
 - (a) a loose cord that is part of the window covering cannot form a loop of 220 mm or longer that is less than 1600 mm above floor level; and is secured by either—
 - (i) a cord guide, no part of which is installed lower than 1600 mm above floor level, unless—
 - (A) the cord guide will remain firmly attached to a wall or other structure specified in the installation instructions when subjected to a tension force of 70 Newtons applied in any direction for 10 seconds; and

- (B) the cord is sufficiently secured or tensioned to prevent the formation of a loop 220 mm or longer; or
- (ii) a cleat that is installed against a wall or structure at least 1600 mm above floor level; and
- (b) the cord guide or cleat in paragraph (a) is to be installed in a way that—
 - (i) uses any components specified in the installation instructions as necessary to meet requirements for cord safety; and
 - (ii) is in accordance with the installation instructions for the corded internal window covering for the purpose of ensuring that a loose cord cannot form a loop as described in paragraph (a).

19 Water heaters

- (1) On and from 30 October 2025, the standard for water heaters in the rented premises is that an energy efficient water heater that supplies hot water to the kitchen, laundry and bathroom facilities is to be installed, unless it is unreasonable to install an energy efficient water heater.
- (2) Without limiting the grounds on which it is unreasonable to install an energy efficient water heater in subclause (1), it is unreasonable to install an energy efficient water heater if—

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- (a) the cost of installation is significantly higher than the average cost of installation a Class 1 building or Class 2 building equivalent to the rented premises; or
- (b) heated water to the rented premises is supplied by an existing water heater in good working order; or
- (c) owners corporation rules prohibit installation of the energy efficient water heater appliance; or
- (d) compliance with any other Act or local law makes the cost of installation prohibitive; or
- (e) heated water to the rented premises is supplied by a centralised system; or
- (f) a temporary water heater is installed for no more than 60 days."

Part 3—Residential Tenancies (Rooming Houses Standards) Regulations 2023

14 Definitions

In regulation 5 of the Residential Tenancies (Rooming House Standards) Regulations 2023²—

- (a) in the definition of *BCA Volume One* for "1" **substitute** "10";
- (b) in the definition of *BCA Volume Two* for "1" **substitute** "10";
- (c) **insert** the following definitions—

Class 1 building has the same meaning as it has in the Building Code of Australia;

Class 2 building has the same meaning as it has in the Building Code of Australia;

energy efficient fixed heater means—

- (a) an electric non-portable, non-ducted air conditioner or heat pump capable of heating with a 2 star or above heating rating in the GEMS air conditioner rating system for non-ducted air conditioners or heat pumps; or
- (b) an electric ducted heating system with a Heating Seasonal Performance Factor of 3.2 or above in the GEMS air conditioner rating system for ducted systems;

fixed heater means an electric heater that is not designed or manufactured to be portable;

GEMS air conditioner rating system

means—

- (a) for the energy efficiency of a non-ducted air conditioner or heat pump, the star rating system in the Greenhouse and Energy Minimum Standards (Air Conditioners up to 65kW) Determination 2019 or any corresponding subsequent determination; or
- (b) for the energy efficiency of a ducted air conditioner or heat pump, the Heating Seasonal Performance Factor in the Greenhouse and Energy Minimum Standards (Air Conditioners up to 65kW) Determination 2019 or any corresponding subsequent determination;".

15 Regulation 9A inserted

After regulation 9 of the Residential Tenancies (Rooming House Standards) Regulations 2023
insert—

"9A Standard for heating in resident's room

- (1) On and from 30 October 2024 until 29 October 2025, the standard for heating in a room provided to a resident of a rooming house is that if a fixed heater is to be installed in, or is to have an outlet in, a room provided to a resident of a rooming house, the heater is to be an energy efficient fixed heater, unless it is unreasonable to install an energy efficient fixed heater.
 - (2) On and from 30 October 2025, the standard for heating in a room provided to a resident of a rooming house is that—
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- (a) an energy efficient fixed heater in good working order is to be installed in, or is to have an outlet in, the room provided to a resident of a rooming house, unless it is unreasonable to install an energy efficient fixed heater; or
 - (b) if it is unreasonable to install an energy efficient fixed heater, a fixed heater in good working order is to be installed in, or is to have an outlet in, the room provided to a resident of a rooming house.
- (3) Without limiting the grounds on which it is unreasonable to install an energy efficient fixed heater in subregulations (1) and (2)(a), it is unreasonable to install an energy efficient fixed heater if—
- (a) the cost of installation of an energy efficient fixed heater is significantly higher than the average cost of installation in a Class 1 building, Class 2 building or Class 3 building equivalent to the rooming house; or
 - (b) owners corporation rules prohibit installation of the appliance; or
 - (c) compliance with any other Act or local law makes the cost of installation prohibitive; or
 - (d) there is an existing fixed heater in good working order in or with an outlet in the room provided to a resident of a rooming house; or
 - (e) there is an existing fixed heater being replaced under a manufacturer, supplier or installer warranty; or
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- (f) there is a hydronic heating system in good working order in or with an outlet in the room provided to a resident of a rooming house that is connected to mains electricity."
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Endnotes

¹ Reg. 4: S.R. No. 3/2021 as amended by S.R. Nos 21/2021 and 35/2022.

² Reg. 14: S.R. No. 10/2023.

Table of Applied, Adopted or Incorporated Matter

The following table of applied, adopted or incorporated matter is included in accordance with the requirements of regulation 5 of the Subordinate Legislation Regulations 2014.

Statutory rule provision	Title of applied, adopted or incorporated document	Matter in applied, adopted or incorporated document
Regulation 5 of the amending regulations, which inserts definition of <i>certificate of electrical safety</i> into the Residential Tenancies Regulations 2021	Electrical Safety Act 1998	Section 45A
Regulation 5 of the amending regulations, which inserts definition of <i>energy efficient water heater</i> into the Residential Tenancies Regulations 2021	Plumbing Code of Australia (PCA)	Part B2
Regulation 5 of the amending regulations, which inserts definition of <i>PCA</i> into the Residential Tenancies Regulations 2021	Building Act 1993	Part 12A

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Statutory rule provision	Title of applied, adopted or incorporated document	Matter in applied, adopted or incorporated document
Regulation 5 of the amending regulations, which inserts definition of <i>pre-insulation installation electrical safety checklist</i> into the Residential Tenancies Regulations 2021	Australian/ New Zealand Standard AS/NZS 3019, "Electrical installations— Periodic assessment", as published by Standards Australia and Standards New Zealand on 9 September 2022.	The whole
Regulation 5 of the amending regulations, which inserts definition of <i>pre-insulation installation electrical safety checklist</i> into the Residential Tenancies Regulations 2021	Australian/New Zealand Standard AS/NZS 5033, "Installation and safety requirements for photovoltaic (PV) arrays", as published by Standards Australia and Standards New Zealand on 19 November 2021.	Clause 5.3
Regulation 5 of the amending regulations, which inserts definition of <i>pre-insulation installation electrical safety checklist</i> into the Residential Tenancies Regulations 2021	Australian Standard AS 3999, "Bulk thermal insulation— installation", as published by Standards Australia and Standards New Zealand on 5 June 2020.	Clause 2.6

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Regulation 5 of the amending regulations, which inserts definition of <i>pre-insulation installation electrical safety checklist</i> into the Residential Tenancies Regulations 2021	Australian Standard AS 3999, "Bulk thermal insulation—installation", as published by Standards Australia and Standards New Zealand on 5 June 2020.	Clause 4.3
Regulation 5 of the amending regulations, which inserts definition of <i>small-scale technology certificate</i> into the Residential Tenancies Regulations 2021	Renewable Energy (Electricity) Act 2000 of the Commonwealth	The whole
Regulation 5 of the amending regulations, which substitutes the definition of <i>water efficient shower head</i> in regulation 5 of the Residential Tenancies Regulations 2021	Australian/New Zealand Standard AS/NZS 6400 "Water efficient products—Rating and labelling", as published by Standards Australia and Standards New Zealand 4 November 2022.	The whole

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Statutory rule provision	Title of applied, adopted or incorporated document	Matter in applied, adopted or incorporated document
Regulation 6 of the amending regulations, which substitutes regulation 23(1)(b) into the Residential Tenancies Regulations 2021	Greenhouse and Energy Minimum Standards (Air Conditioners up to 65kW) Determination 2019 made under sections 23 and 35 of the Greenhouse and Energy Minimum Standards Act 2012 of the Commonwealth on 25 March 2019.	The whole
Regulation 6 of the amending regulations, which inserts regulation 23(1)(ba) into the Residential Tenancies Regulations 2021	Greenhouse and Energy Minimum Standards (Air Conditioners up to 65kW) Determination 2019 made under sections 23 and 35 of the Greenhouse and Energy Minimum Standards Act 2012 of the Commonwealth on 25 March 2019.	The whole
Regulation 6 of the amending regulations, which inserts regulation 23(1)(bb) into the Residential Tenancies Regulations 2021	Greenhouse and Energy Minimum Standards (Air Conditioners up to 65kW) Determination 2019 made under sections 23 and 35 of the Greenhouse and Energy Minimum Standards Act 2012 of the Commonwealth on 25 March 2019.	The whole
Regulation 6 of the amending regulations, which inserts regulation 23(1)(bc)(i) into the Residential Tenancies Regulations 2021	Renewable Energy (Method for Solar Water Heaters) Determination 2016 made under regulation 19B(1) of the Renewable Energy (Electricity) Regulations 2001 of the Commonwealth on 1 January 2022.	

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Endnotes

Statutory rule provision	Title of applied, adopted or incorporated document	Matter in applied, adopted or incorporated document
Regulation 6 of the amending regulations, which inserts regulation 23(1)(bc)(ii) into the Residential Tenancies Regulations 2021	Australian/New Zealand Standard AS/NZS 4234 "Heated water systems— Calculation of energy consumption", as published by Standards Australia and Standards New Zealand on 25 June 2021.	The whole
Regulation 7(1) of the amending regulations, which inserts regulation 24(1)(g) into the Residential Tenancies Regulations 2021	PCA	Part B2
Regulation 9(1) of the amending regulations, which inserts regulation 31(1)(g) into the Residential Tenancies Regulations 2021	PCA	Part B2
Regulation 10(1) of the amending regulations, which inserts regulation 33(1)(g) into the Residential Tenancies Regulations 2021	PCA	Part B2

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Endnotes

Statutory rule provision	Title of applied, adopted or incorporated document	Matter in applied, adopted or incorporated document
Regulation 13(6) of the amending regulations, which inserts clause 16(3)(a) into Schedule 4 of the Residential Tenancies Regulations 2021	Australian/New Zealand Standard AS/NZS 4859.1, "Thermal insulation materials for buildings Part 1: General criteria and technical provisions", as published by Standards Australia and Standards New Zealand on 19 November 2018.	The whole
Regulation 13(6) which inserts clause 16(3)(b)(i) into Schedule 4 of the Residential Tenancies Regulations 2021	Australian Standard AS 1530.1, "Methods for fire tests on building materials, components and structures Part 1: Combustibility test for materials", as published by Standards Australia on 21 March 1994.	The whole
Regulation 13(6) which inserts clause 16(3)(b)(ii) into Schedule 4 of the Residential Tenancies Regulations 2021	Australian/New Zealand Standard AS/NZS 1530.3, "Methods for fire tests on building materials, components and structures Part 3: Simultaneous determination of ignitability, flame propagation, heat release and smoke release", as published by Standards Australia and Standards New Zealand on 5 November 1999.	The whole
Regulation 13(6) which inserts subregulation 16(3)(d)(i) into Schedule 4 of the Residential Tenancies Regulations 2021	Australian Standard AS 3999, "Bulk thermal insulation— Installation", as published by Standards Australia and Standards New Zealand on 5 June 2020.	The whole

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Endnotes

Statutory rule provision	Title of applied, adopted or incorporated document	Matter in applied, adopted or incorporated document
Regulation 13(6) which inserts clause 16(4)(g) into schedule 4 of the identical Tenancies Regulations 2021	Heritage Act 2017.	Part 5
Regulation 13(6) which inserts clause 16(6) into Schedule 4 of the Residential Tenancies Regulations 2021	Australian/New Zealand Standard AS/NZ 4859.1, "Thermal insulation materials for buildings Part 1: General criteria and technical provisions", as published by Standards Australia and Standards New Zealand on 19 November 2018.	The whole
Regulation 13(6) which inserts clause 17(5)(c) into Schedule 4 of the Residential Tenancies Regulations 2021	Heritage Act 2017.	Part 5
Regulation 13(6) which inserts clause 17(6)(d) into Schedule 4 of the Residential Tenancies Regulations 2021	Heritage Act 2017.	Part 5

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Endnotes

Statutory rule provision	Title of applied, adopted or incorporated document	Matter in applied, adopted or incorporated document
Regulation 14 of the amending regulations, which inserts a definition for <i>GEMS air conditioner rating system</i> in regulation 5 of the Residential Tenancies (Rooming House Standards) Regulations 2023	Greenhouse and Energy Minimum Standards (Air Conditioners up to 65kW) Determination 2019 made under sections 23 and 35 of the Greenhouse and Energy Minimum Standards Act 2012 of the Commonwealth on 25 March 2019.	The whole