

As the Federal election approaches, NARO¹ is calling for urgent, decisive action to give renters a fair go across all States and Territories in Australia.

- We are urging the Federal Government to step up by committing to robust mechanisms to monitor the rollout of these reforms.
- We are advocating for mechanisms to incentivise State and Territory governments to implement the nine principles outlined in the Better Deal for Renters, alongside additional principles from NARO's National Nine report.
- We are calling for Federal funding for NARO to provide expert advice informed by the experience of tens of thousands of renters accessing our member services to transform the renting experience for Australians and make sure renters have a seat at the table.

It's been 18 months since the National Cabinet announced the Better Deal for Renters, with the goal of "harmonising and strengthening" renters' rights. This initiative aimed to establish national consistent policies that would make a tangible difference for nearly one-third of Australian households who rely on renting. However, progress has been slower than expected.

In August 2024, National Shelter and NARO released a report assessing how each State and Territory has fared in implementing the Better Deal for Renters. The findings, presented in a comprehensive report card, revealed that while some progress was made, many jurisdictions have fallen short, with little or no action in key areas. Transparency in national engagement around the Better Deal has also been lacking, leaving renters uncertain about the real impact of the reforms.

As we head into the Federal election, NARO has revisited the nine principles and assessed where each State and Territory stands after 18 months of effort. The results for some jurisdictions are quite stark with no visible progress in meeting many of the commitments.

While all jurisdictions have successfully banned solicited rent bidding and extended protections for tenants experiencing domestic violence, progress on the remaining seven principles is far from uniform. States like NSW and Victoria have made noteworthy strides in the past six months, ACT and Qld have progressed but with key gaps, but other areas, such as WA, SA, NT, and Tasmania, have shown little to no further progress since our last report.

The full results can be seen in the table below and more information on the performance of each State and Territory can be read in the [one year report card](#).

NARO's 2023 National Nine report outlined key principles essential for improving the lives of renters across the country. While some of these principles were incorporated into the Better Deal, several vital recommendations remain unaddressed. These include ensuring comprehensive tenancy law coverage for all renters, increasing funding for advice and advocacy services, imposing fair limits on rent hikes, and securing tenants' rental bond money. The results across States and Territories are mixed, but one thing is clear: there is still significant work to be done to enhance the renting experience for Australians. Further information on progress can be found in the National Cabinet Rental Report Card.

¹ The National Association of Renters' Organisations (NARO) is a federation of State and Territory based Tenants' Unions and Tenants Advice Services across Australia. Our membership comprises Tenants Queensland, the Tenants' Union of New South Wales, the Tenants' Union of Tasmania, Tenants Victoria, Circle Green Legal Centre WA, and the Darwin Community Legal Service.

PROGRESS ON DELIVERING A BETTER DEAL FOR RENTERS - 18 MONTHS ON

	QLD	NSW	ACT	VIC	TAS	SA	WA	NT
National consistent policy to remove “no grounds” evictions	Considerable progress	Adopted the reform, before or after Better Deal for Renters announced	Adopted the reform, before or after Better Deal for Renters announced	Adopted the reform, before or after Better Deal for Renters announced	Considerable progress	Adopted the reform, before or after Better Deal for Renters announced	No progress	No progress
Fit for purpose appeals against retaliatory evictions	Adopted the reform, before or after Better Deal for Renters announced	Some progress	Adopted the reform, before or after Better Deal for Renters announced	Considerable progress	Some progress	Some progress	Considerable progress	No progress
National standard of no more than one rent increase per year	Adopted the reform, before or after Better Deal for Renters announced	Adopted the reform, before or after Better Deal for Renters announced	Reform exceeds Better Deal for Renters	Adopted the reform, before or after Better Deal for Renters announced	Adopted the reform, before or after Better Deal for Renters announced	Adopted the reform, before or after Better Deal for Renters announced	Adopted the reform, before or after Better Deal for Renters announced	No progress
A ban on soliciting rent bidding	Reform exceeds Better Deal for Renters	Adopted the reform, before or after Better Deal for Renters announced	Adopted the reform, before or after Better Deal for Renters announced	Reform exceeds Better Deal for Renters	Adopted the reform, before or after Better Deal for Renters announced	Reform exceeds Better Deal for Renters	Adopted the reform, before or after Better Deal for Renters announced	Reform exceeds Better Deal for Renters
Support for tenants experiencing domestic or family violence	Adopted the reform, before or after Better Deal for Renters announced	Adopted the reform, before or after Better Deal for Renters announced	Adopted the reform, before or after Better Deal for Renters announced	Reform exceeds Better Deal for Renters	Considerable progress	Adopted the reform, before or after Better Deal for Renters announced	Adopted the reform, before or after Better Deal for Renters announced	Adopted the reform, before or after Better Deal for Renters announced
Limit break fees for fixed term agreements	Adopted the reform, before or after Better Deal for Renters announced	Adopted the reform, before or after Better Deal for Renters announced	Adopted the reform, before or after Better Deal for Renters announced	Considerable progress	No progress	Some progress	No progress	Considerable progress
Make rental applications easier and protect renters’ personal information	Adopted the reform, before or after Better Deal for Renters announced	Some progress	No progress	Adopted the reform, before or after Better Deal for Renters announced	No progress	Considerable progress	No progress	Adopted the reform, before or after Better Deal for Renters announced
Options for better regulation of short stay residential accommodation	Some progress	Adopted the reform, before or after Better Deal for Renters announced	Considerable progress	Adopted the reform, before or after Better Deal for Renters announced	Some progress	No progress	Considerable progress	No progress
Phase in minimum rental housing standards	Considerable progress	Considerable progress	Adopted the reform, before or after Better Deal for Renters announced	Reform exceeds Better Deal for Renters	Considerable progress	Considerable progress	No progress	No progress

■ No progress
 ■ Some progress
 ■ Considerable progress
 ■ Adopted the reform, before or after Better Deal for Renters announced
 ■ Reform exceeds Better Deal for Renters