



Minister for Communities and Housing  
Minister for Digital Economy  
Minister for the Arts

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23 MAR 2023

Mr Neil Laurie  
The Clerk of the Parliament  
tableoffice@parliament.qld.gov.au

Dear Mr Laurie

I refer to Petition 3795-22 titled 'Australian Standards for Mould in Residential Rental Properties' which was tabled on 21 February 2023 in the Legislative Assembly. I note the views of the petitioners and appreciate the interest in the matter.

2022 was a challenging time for residents due to the extreme weather events impacting Queensland and the unprecedented housing market conditions. Mould is a complex issue in Queensland that can be affected by environmental issues and unforeseen weather events. It can have a significant impact on all Queenslanders, including the health and safety of renters and the structural integrity of a property.

The Queensland Government has taken action to ensure rental premises are free of mould and are structurally sound and weatherproof to reduce the likelihood of dampness which may give rise to mould. In 2021, the Government amended the *Residential Tenancies and Rooming Accommodation Act 2008* (RTRA Act) to implement Stage 1 rental law reforms which include requiring all rental properties in Queensland to meet minimum housing standards.

Minimum Housing Standards will apply to new leases entered from 1 September 2023, and to all rental properties from 1 September 2024. These standards are prescribed in the Residential Tenancies and Rooming Accommodation Regulation 2009 and include:

- premises must be weatherproof, structurally sound and in good repair; roofing and windows are to prevent water from entering the premises when it rains; and floors, walls and other supporting structures are not to be affected by significant dampness
- premises must be free of vermin, damp and mould.

These new measures are in addition to existing protections under the RTRA Act for addressing any mould problems that do arise. Under the RTRA Act, responsibilities for cleaning mould and repairing any resultant damage depends on how the mould appeared. If the mould is the result of problems with the property (for example, a leaking roof, or water damage caused by leaking pipework), it is the property owner's responsibility to address the mould and make any necessary repairs. If the renter has caused the mould to appear, for example by allowing steam to build up in a bathroom or not undertaking regular cleaning, the tenant is responsible for cleaning it and repairing any damage the mould has caused.

Stage 1 rental law reforms also strengthened renters' ability to enforce their right to rental housing that meets Minimum Housing Standards by strengthening existing repair and maintenance obligations, introducing an enforceable repair order with penalties, and allowing renters to end a tenancy within seven days of occupying if the property does not meet minimum housing standards.

I thank the petitioners for taking the time to raise their concerns and I trust this information is of assistance.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Leeanne Enoch', with a long horizontal flourish extending to the right.

Leeanne Enoch MP  
**Minister for Communities and Housing**  
**Minister for Digital Economy and Minister for the Arts**