

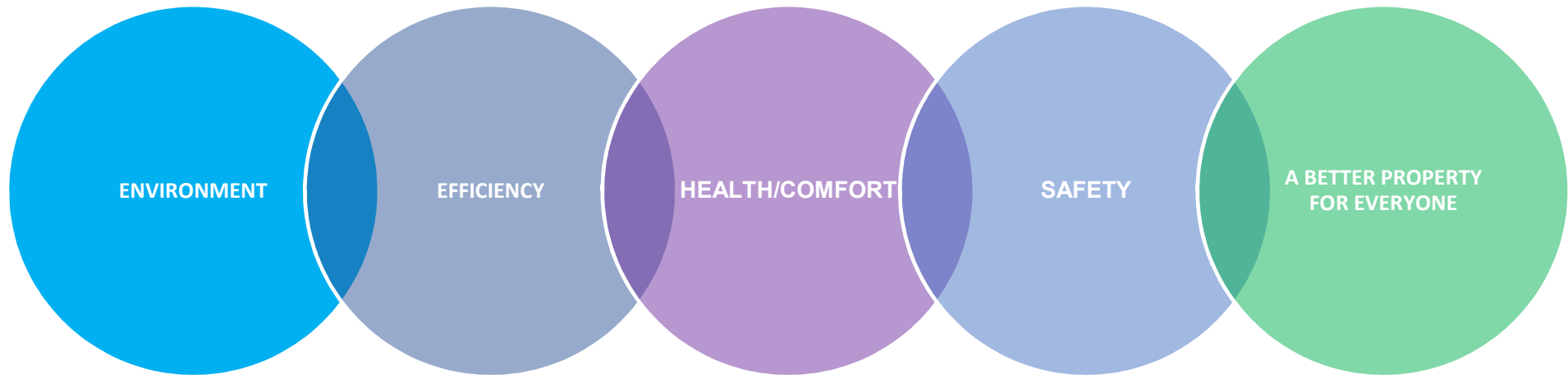
Minimum Standards to Protect Renters and Investors

Cecille Weldon

Real Estate Program Director
Centre for Liveability Real Estate

Aligning the Measures of Success

**What standards will be standard?
They all need to come together to be
meaningful**



We need to reframe the problem

**Utilise existing
'influencers'**

**Use better
language – not
landlord/tenant**

**Communicate the benefits
meaningfully for each stakeholder**



**Challenge what we
“think we know”
about the
stakeholders**

**Drive a new value
proposition**



RENTERS AND INVESTORS

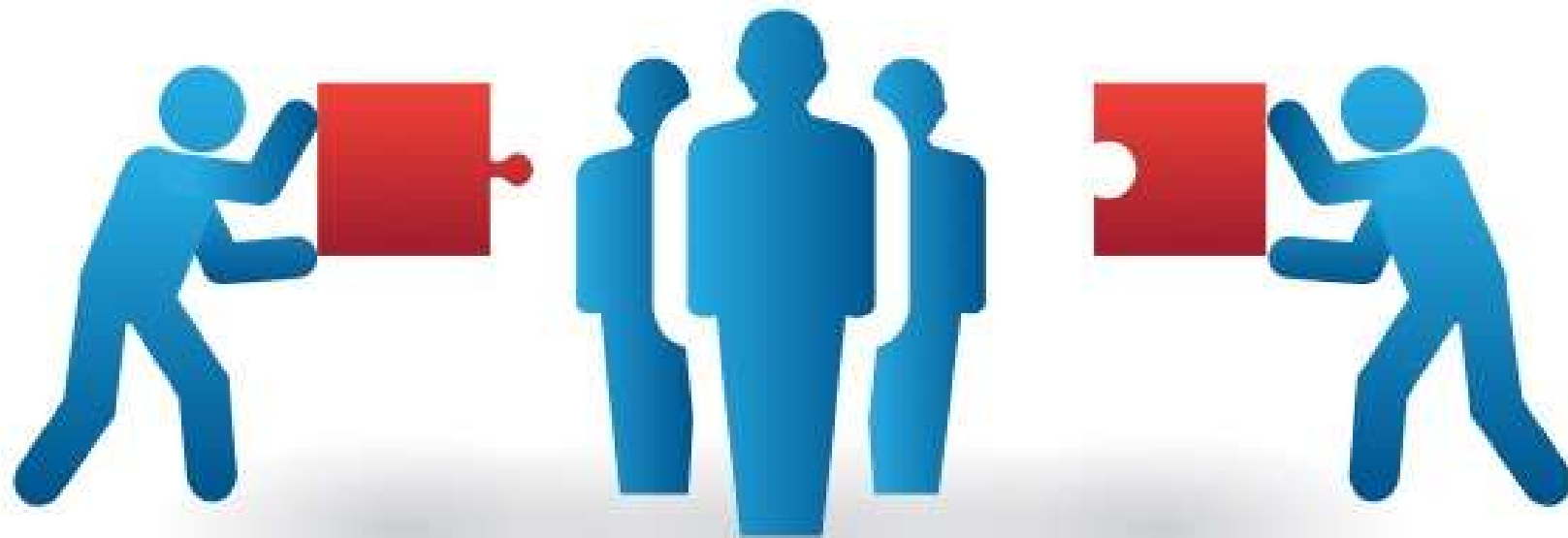


In truth they both need each other

**What if the ‘split
incentive’ was just a
failure to
communicate?**



THE PROPERTY MANAGER



has oversight over both sides of the relationship

Imagine !!

The Australian Residential Rental And Investment Property Standard

*delivering functional, low-maintenance, rentable properties
to Australian renters and property investors*

ARPS Functional **Standards (health, safety, comfort, efficiency)**

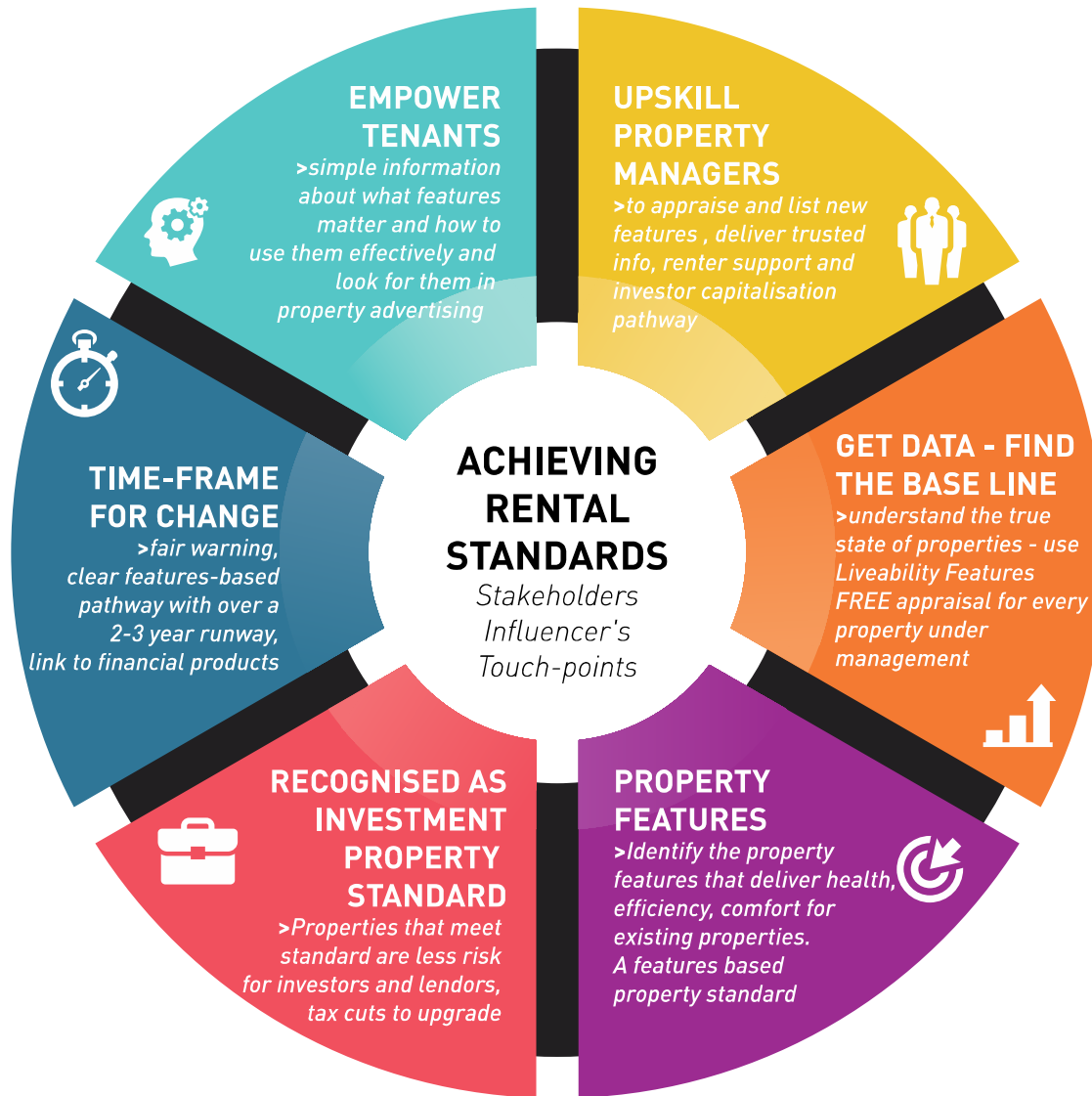
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Don't call them "minimum" standards

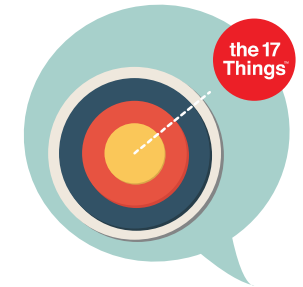
A "network" approach to rental property standards

...which leverages
the property
manager



One piece of the rental standard puzzle

The Liveability Real Estate Framework



- Created by the property marketing industry and now owned and supported by CSIRO
- It is a benchmarked features-based approach to health, efficiency, comfort and community
- Developed to drive a new FREE property appraisal standard which includes 17 Liveability Features currently missing in rental property marketing
- These features offer the potential for reduced running cost and increased comfort if used correctly
- Award-winning training for sales agents and property managers

The 17 Liveability Features

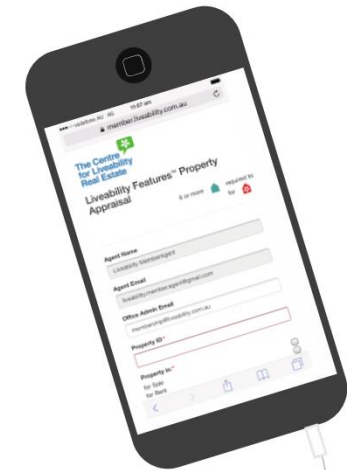
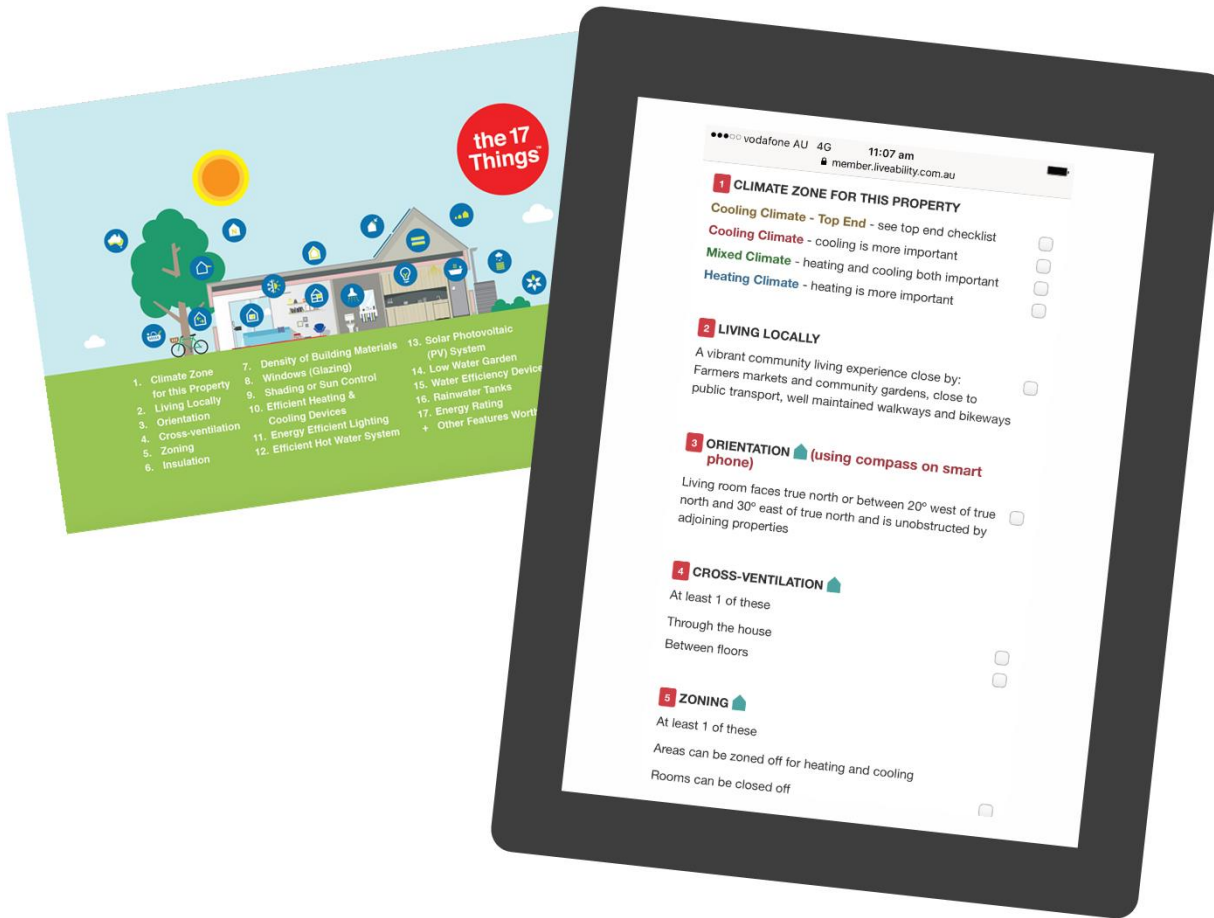


1	Climate Zone for this Property
2	Living Locally
3	Orientation
4	Cross-ventilation
5	Zoning
6	Insulation
7	Density of Building Materials
8	Windows (Glazing)
9	Shading or Sun Control
10	Efficient Heating and Cooling Devices
11	Energy Efficient Lighting
12	Efficient Hot Water System
13	Solar Photovoltaic (PV) System
14	Low Water Garden
15	Water Efficiency Devices
16	Rainwater Tanks
17	Energy Rating
+	Other Features Worth Noting

Trained agents have exclusive access to the Liveability Features™ Appraisal Checklist



Liveability
Real Estate
Specialist



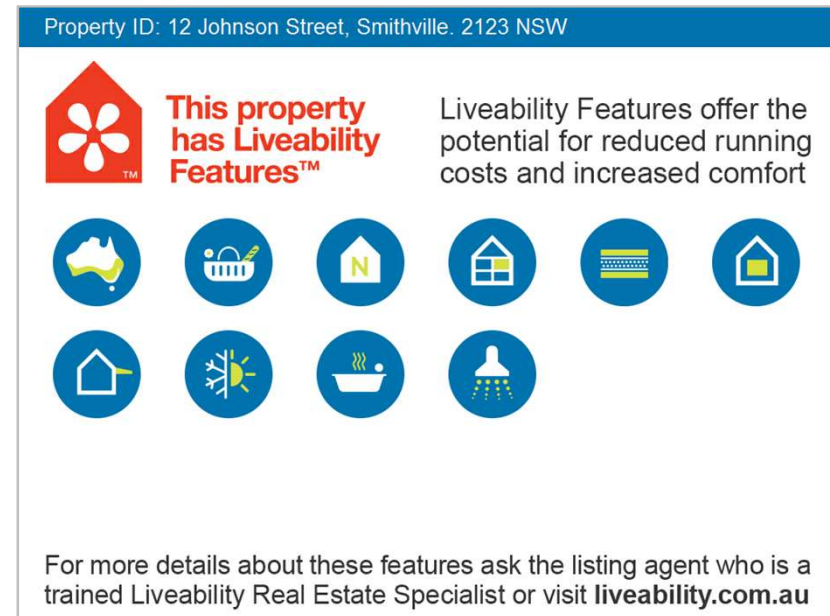
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The FREE Liveability Features Appraisal

Once completed by the trained agent, the software generates a **customised image** for a property listing and a **benchmarked checklist** which is then given to the **renter and investor**. Cards are displayed at open homes

Property ID: 12 Johnson Street, Smithville. 2123 NSW



This property has Liveability Features™

Liveability Features offer the potential for reduced running costs and increased comfort

For more details about these features ask the listing agent who is a trained Liveability Real Estate Specialist or visit liveability.com.au

CSIRO has developed the compliance portal which underpins the property appraisal. It is now possible to conduct a Liveability Features Appraisal on every rental property in Australia if the property managers were all upskilled.

Simple/Robust – this can deliver an important step ... valuable, features-based data about our rental properties

The list of 17 Liveability Features and the benchmarks on the appraisal checklist are backed by CSIRO

