

Unpacking the disconnect of sustainability upgrades between tenants, private landlords and real estate agents

Project Progress Meeting – 10 June 2025

RMIT research team:

- Trivess Moore
- Sarah Robertson
- Ashleigh Stokes
- Alan Pears

UTS research team:

- Matthew Daly
- Aditi Phansalker
- Kerryyn Wilmot
- Ed Langham



Acknowledgement of Country

RMIT University acknowledges the people of the Woi wurrung and Boon wurrung language groups of the eastern Kulin Nation on whose unceded lands we conduct the business of the University.

RMIT University respectfully acknowledges their Ancestors and Elders, past and present.

RMIT also acknowledges the Traditional Custodians and their Ancestors of the lands and waters across Australia where we conduct our business.

Agenda

Item	Who	Time
Welcome & Acknowledgment of Country	Trivess Moore & Sarah Robertson	5 minutes
Introductions	All	20 minutes
Project overview and updates	Trivess Moore	10 minutes
Next steps and feedback	Trivess Moore & Sarah Robertson	15 minutes
Any other business	All	5 minutes



Introductions

Brief introduction:

- Name
- Who you work for



Project partners

RACE	3EA
Bank Australia	City of Banyule
Energy Consumers Australia	Solar Victoria
City of Newcastle	City of Moonee Valley
Merri-bek City Council	DCCCEEW (NSW)
Darebin City Council	Nillumbik Shire Council
Yarra City Council	EEC
Whittlesea City Council	City of Hume
DEECA (VIC)	

Industry reference group

Representatives from:

UTS
Monash University
Tenants Union NSW
Green Energy Trading
Renew
Climateworks
Justice and Equity Centre
Energetic Communities Association



What are the research aims?



Understand the disconnect between landlords, tenants and real estate agents.



Explore if and how the provision of trusted and independent energy performance and retrofit information can influence landlords' decisions to undertake energy upgrades.



Explore the role of real estate agents and tenants as key intermediaries for supporting and guiding private rental upgrades.



Expected outcomes and impact

- Inform policy development around retrofit, private rental, mandatory disclosure.
- Implications for education, training and information for key stakeholders.
- Reduced energy consumption and bills.
- Reduced greenhouse gas emissions.
- Estimated savings per household of \$1,845/yr or \$500 million/yr by 2035 across Victorian private rental sector, NSW benefits to be estimated.





Work Packages

WP1 - Recruitment	Recruitment of landlords (n=50-60), tenants (n=50-60) and real estate agents (n=20-25)
WP2 - Participant baseline interviews (R1)	- Semi-structured interviews with landlords and tenants to collect baseline data. - Semi-structured interviews with real estate agents.
WP3 - HER assessment	Scorecard/NatHERS whole of home assessments to be conducted by accredited professionals on participating private rental dwellings.
WP4 - Participant interviews (R2)	~ 6 months after a HER assessment a second-round interview will be conducted with landlords and tenants.
WP5 - General survey and focus groups	- Online survey of landlords, tenants and real estate agents across participating states to validate outcomes. 3 focus groups involving stakeholders representing tenants, landlords and real estate agents to discuss findings and recommendations for policy and practice.





Status

- ☐ Finalised contracts + RACE announcement + formal start
- ☐ Ethics approved
- ☐ UTS onboarded
- ☐ Recruitment is in process and interview questions finalised



Renting?

Renting Out?

**Based in Melbourne or
Newcastle?**

We Want to Hear from You!

RMIT University and the University of Technology Sydney invite **renters** and **landlords** to share their experience of living in or owning a rental home for a research project.

Whether it's fixing broken appliances, stopping draughts, installing blinds or a split system air-conditioner, or some other improvement you've made (or wish you could make), ***we are interested in hearing about your experience.***

Participating would involve:

- An initial online interview
- A home energy efficiency assessment
- A brief follow-up interview

If you qualify, you'll receive

- A \$50 Coles-Myer gift voucher as a thank-you
- A free home energy efficiency assessment for rental
- The chance to make a difference for homes like yours

Interested in taking part?
Scan the QR code below and fill in a quick survey.

For questions, email us at:
trivess.moore@rmit.edu.au



CALLING RENTERS & LANDLORDS
Based in Melbourne or Newcastle?

JOIN OUR RESEARCH!!

Take part in RMIT's research study on home energy efficiency in **Melbourne** and **Newcastle**.

Participating would involve:
An initial interview

A home energy efficiency assessment



Scan the QR code to find out more or register your interest!

Questions?
trivess.moore@rmit.edu.au

Tenants and landlords – Social Media/Newsletter

Are you renting? Or do you own a rental property? Based in Melbourne or Newcastle?

RMIT University and the University of Technology Sydney invite renters and landlords to share their experience of living in or managing rental homes for a research project.

Whether it's fixing broken appliances, stopping draughts, installing blinds or a split system air-conditioner, or some other improvement you've made (or wish you could make), we are interested in hearing about your experience .

If you qualify, you will receive a \$50 Coles-Myer gift voucher to thank you for participating and have a free home energy efficiency assessment conducted of your rental property.

Participation involves two interviews (before and after assessment) and a home energy efficiency assessment of the rental property.

**To register interest, please follow this link [LINK/QR]
For questions, please reach out to trivess.moore@rmit.edu.au or call 03 9925 9954**

A vertical decorative border on the left side of the slide featuring a complex Aboriginal art pattern. It consists of concentric circles, dots, and wavy lines in vibrant colors including yellow, orange, red, and magenta.

Next steps

- ☐ Finalise in kind data/information collection from partners
- ☐ Partners to help with recruitment
- ☐ R1 Interviews begin
- ☐ Review interview data and finalise survey questions



Timeline

Work package	Activities	2026																		
		Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	August	September
1	Project establishment & recruitment of RA																			
	Develop Interview and survey questions																			
	Confirm household recruitment strategy																			
	Ethics submission and approval																			
	Undertake household recruitment																			
2	Round 1 interviews																			
	Interview analysis																			
	Finalise survey																			
3	Scorecard assessments																			
4	Update interview questions for round 2 interviews																			
	Round 2 interviews																			
5	Survey distribution																			
	Analysis of survey results																			
	Focus groups																			
	Analysis of focus group outcomes																			
	IRG (aligned with IRG 5)																			
6	Draft final project report																			
Milestones	Industry reference group meetings	Project kick-off meet	IRG1					IRG2			IRG3				IRG4			IRG5		IRG6
	Milestone reports							Interim report 1			InR 2				InR 3			InR 4		Final report



Any other business?



Next meeting

August/September TBC

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