

29 May 2026

DCCEEW
Have Your Say
Minimum Energy Efficiency Rental Standards

By email: energyefficiency@dcceew.nsw.gov.au

Dear DCCEEW

Thank you for the opportunity to provide feedback on the *Investigation Into Minimum Energy Efficiency Rental Standards – Consultation Paper*. This submission has been prepared with the input and support of our member councils but should be considered draft until it is formally endorsed by the NSROC Board.

The Northern Sydney Regional Organisation of Councils (NSROC) members are the eight councils in the northern Sydney area: Hornsby, Hunter's Hill, Ku-ring-gai, Lane Cove, Mosman, North Sydney, Ryde, and Willoughby. NSROC brings these councils together to work on projects and common goals to create solutions that benefit not just individual communities, but the entire region. NSROC member councils service an area of 639km² with a population of 662,281 as of 2026¹ which extends from the Hawkesbury River in the north to Sydney Harbour in the south, west to Meadowbank on the Parramatta River.

NSROC acknowledges the research that demonstrates many renters live in homes that are less energy efficient and therefore more expensive to run leading to increased cost of living pressures and poorer health outcomes. We broadly support the introduction of minimum energy efficiency rental standards (MEERS) in New South Wales. The objectives of the reform should focus on health outcomes/thermal safety and affordability. If implemented effectively, the standards would consequently lead to positive impacts downstream on greenhouse gas emissions and housing quality.

Implementation will need to be staged to allow landlords, agents, industry and government to prepare, while ensuring renters can begin to benefit from practical improvements as early as possible. An initial focus on high-impact upgrades (insulation, draft sealing) supported by a long term vision to incentivise other upgrade pathways would lead to improvements in housing stock over time.

NSROC supports the application of MEERS across all rental accommodation and notes that the scheme should be flexible enough to respond to the variety of rental accommodation types and their age. However, care should be taken with overall scheme design to minimise unintended consequences for tenants, owners and other stakeholders. In particular, in the current cost of living crises the cost of implementation may be a significant obstacle to effective implementation. The impact of upgrade costs on rental costs and tenancy security will need to be closely monitored.

¹ Department of Planning, Housing and Infrastructure, 2026, 'Explore the data – population projections', released 2024, <https://www.planning.nsw.gov.au/data-and-insights/population-projections/explore-the-data#data-downloads>

The regulatory framework should place responsibility for compliance and disclosure on owners and agents. This could be tied to the point of advertising, lease commencement or lease renewal. Evidentiary requirements should be practical, clear and have a low administrative burden. Implementation of the scheme should be accompanied by comprehensive technical guidance, education, communication and targeted support for different stakeholders.

The introduction of MEERS is consistent with councils' broader aims to reduce emissions and decarbonise. NSROC would welcome the opportunity to continue to work with government on MEERS.

For any further information, please contact Dr Meg Montgomery, NSROC Executive Director on 0401 640 823 or mmontgomery@lanecove.nsw.gov.au.

Yours sincerely



Dr Meg Montgomery

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