

Individual Housing Providers' Association Inc

see: [twitter.com/IHPvicInc](https://twitter.com/IHPvicInc)

## PREAMBLE

The Individual Housing Providers' Association Inc (IHP) is an association formed to be an active participant in housing, as the views of the providers of housings were frankly absent from the discussion to date. Some tenants are represented by the Tenants Union, agents are well represented by the REIV, and yet the providers of the housing have no organised voice in Victoria. There are existing property associations, yet housings providers like myself and those who are member's, felt a more specific body, was needed to complement their work. We do not support the use of the label - "landlord" as we are individual housing providers - or in contractual terms the lessor. We are not collective housing providers or corporate housing providers.

Similar to any industry body, as an active participant in the development of public policy, our goals are to:

- Advocate on behalf of individual housing providers;
- Research into housing matters relevant to our members;
- Educate individual housing providers into legislation, economics and best practices; and
- Support individual housing providers.

We are more focussed on developing along the lines of the NZ Property Owners Association, the two comparable UK organisations, along with the well-established interstate bodies in Queensland since 1916 and also in South Australia.

Being an IHP should not a matter of life or death, and in 2014 where a landlord was murdered during a dispute with a tenant in Noble Park, Victoria it was major catalyst to the creation of this organisation by its founders.

Hence we incorporated in 2015, and are already facing four significant reviews:

- Residential Tenancies Act amendments : [www.fairersaferhousing.vic.gov.au /](http://www.fairersaferhousing.vic.gov.au/)
- Local Government rates capping see : [www.esc.vic.gov.au /](http://www.esc.vic.gov.au/)
- Regulatory reforms to limit organised crime in lawful occupations : [www.lawreform.vic.gov.au/](http://www.lawreform.vic.gov.au/)
- Local Government Act Review : [www.yourcouncilyourcommunity.vic.gov.au](http://www.yourcouncilyourcommunity.vic.gov.au)

As individuals providing housing we are proud to support the dramatic growth in the population, support labour mobility when employer provided housing is absent, and contribute in the goal of what makes a city great or liveable and how communities work well.

## Our Mission

Similar to any industry body, we see our mission to be an active participant in the development of public policy concerning housing. Our continuing goals are to:

Submission – Consumer data right

Question 1: Are there any other assessment criteria or relevant considerations which the ACCC should use to determine a preferred model for consumers to access their energy data under the CDR?

Consumer should be defined in widest manner possible.

In housing and energy consumption the commercial relationship is :

Retailer → Consumer

but it should also facilitate a consumer data right for:

Retailer → Consumer

Retailer → Landlord

The landlord has natural equity in understanding the energy consumption of their property. They are after all the best placed to update appliances and make a decision of energy efficiency trade off of low cost to buy vs low cost to operate.

It is worth stating the majority of energy consumption occurs from fixed appliances (heaters, HWS, cookers, air conditioning etc)

Question 8: Are there any other issues that stakeholders wish to raise?

The landlord should have access to energy consumption data as matter of course. for a property they own or manage. Without access to data, the landlord simply is not in a position to consider energy consumption decision for any appliances they may be considering repairing or replacing through the life of their ownership.