

How Renters Can Promote Sustainability Retrofits

Renters and Retrofits

Renters cannot implement most retrofits without the approval of their landlord. However, renters can present, promote, encourage and aid the implementation of retrofits and other environmentally sustainable actions. Renters can raise awareness of the possibility of implementing retrofits into buildings and present proposals at general meetings or as a tenant representative to the strata committee.

Attending Meetings of the Owners Corporation

Renters can attend meetings of the owners corporation if they have been registered on the strata roll. To be registered on the strata roll, the landlord must lodge their tenancy notice with the owners corporation or strata manager. A tenant must get permission from the owners corporation before they can speak at the meeting and they cannot vote at meetings.

Tenant Representative on the Strata Committee

In NSW, in strata schemes where at least half of the lots are rented, the tenants have the right to nominate a tenant representative to sit on the strata committee.

The tenant representative is entitled to:

- Receive a copy of the agenda and minutes of meetings held.
- Attend and speak at strata committee meetings. However, they can be asked to leave the meeting if financial issues are to be discussed.

The tenant representative does not have a vote and cannot make up a quorum of a meeting.

In order for a tenant representative to be elected, the strata committee must convene a meeting where tenants can vote on the position of tenant representative. Eligible tenants can nominate themselves or another eligible tenant. The tenant representative is determined by a majority vote of tenants present at the meeting. The tenant representative will then be introduced at the next annual general meeting and will hold office until the following annual general meeting.

Presenting and Promoting Retrofits

To represent and promote retrofits, renters can:

- familiarise themselves with common retrofits (energy, water, or facilities and services) that might improve the building
- scope out potentially viable retrofits based on their knowledge of the building
- contact owners and other residents, the strata managing agent and building manager to first establish interest in retrofits
- put retrofits on the agenda at a general meeting for the strata committee
- present a business case for implementing retrofits into the building

Encouraging and Aiding Retrofits

If the retrofits, or professional advice on retrofits are agreed to be further investigated by the strata committee, renters can:

- join an informal committee tasked with managing the retrofits
- create an informal committee tasked with managing the retrofits
- aid the implementation of retrofits by providing access to the property for any works

If the retrofits were not agreed to, then there are other alternatives to retrofits that renters can do, such as changing unsustainable practices.

Additional Resources:

- [Rent Smart Guide, Liveability](#)
- [NSW Sustainable Renting Guide, Nature Conservation Council of NSW](#)