



Gabrielle Williams MP

Minister for Government Services
Minister for Consumer Affairs
Minister for Public and Active Transport

Level 3, 1 Treasury Place
Melbourne, Victoria 3002
Telephone +613 9096 8587

EBC 23124864

Mr Niels Gabriels
Coroner's Registrar
Coroners Court of Victoria
65 Kavanagh Street
SOUTHBANK VIC 3006

By email: cpuresponses@coronerscourt.vic.gov.au

Dear Mr Gabriels

FINDING WITH RECOMMENDATIONS - COR 2021 006227, COR 2021 006228, COR 2021 006229 and COR 2021 006230

Thank you for your letter of 21 December 2023 addressed to the Estate Agents Council (EAC) providing a copy of Coroner Ryan's Finding Into Death Without Inquest (the Coroner's report) into the tragic deaths [REDACTED] who perished in their rented home from the effects of fire on 21 November 2021.

Your letter and the Coroner's report have been brought to my attention as the Minister for Consumer Affairs by the Department of Government Services (the department). I am deeply saddened to learn about the deaths of the children in such a devastating event. I also wish to express my sincere condolences to the [REDACTED] family for their tragic loss.

I note the Coroner's recommendation that the Estate Agents Council consider the efficacy of an amendment to the *Estate Agents Act 1980* (or Regulations) to require agreements between rental providers and estate agents for the management of residential properties to specifically authorise estate agents to arrange the urgent repair or servicing of smoke alarms.

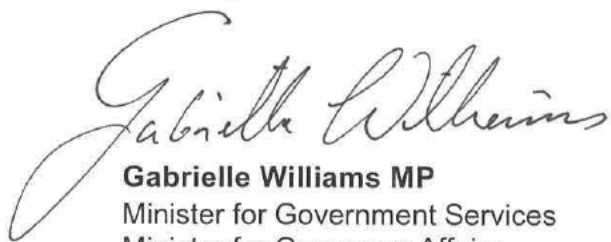
The Estate Agents, Residential Tenancies and Other Acts Amendment (Funding) Bill 2024, which is currently before Parliament, carries amendments that will abolish the Estate Agents Council on 30 June 2024. Accordingly, and as the Minister responsible for the administration of the *Estate Agents Act 1980* (EA Act), I have prepared this direct reply to your correspondence.

I have asked the department to consider the Coroner's recommendation and to provide me with advice on whether the legislation should require that agreements between rental providers and estate agents for the management of residential properties must specifically authorise estate agents to arrange the urgent repair or servicing of smoke alarms. This would include consideration of the appropriate legislative framework to progress any proposed reforms, including consideration of the EA Act and the *Residential Tenancies Act 1997* (RT Act) and any other relevant matters.

I will provide the Coroner with an update on this matter once I have received, and had an opportunity to consider, the advice from the department. I undertake to provide this further advice to the Coroner no later than 30 June 2024.

Should you require further information, please do not hesitate to contact Ms Jaklin Trajkovski, A/Executive Director Regulation Policy [REDACTED]

Sincerely,

A handwritten signature in cursive script that reads "Gabrielle Williams".

Gabrielle Williams MP

Minister for Government Services

Minister for Consumer Affairs

Minister for Public and Active Transport

3 1 4 12024