

Residential rental provider disclosure statement

Property:

Under the new Residential Tenancies Laws in Victoria, from March 29th 2021 Residential Rental Providers and their managing agents are required to disclose information to renters prior to them entering into a lease.

Prior to advertising your property or renewing your rental agreement to an existing or new renter, we require you to answer the following questions to the best of your knowledge so we can provide this information to prospective tenants.

1. Has an agent been engaged to sell the property; has a contract of sale been prepared to sell the property; or is there an ongoing proposal to sell the property?

2. Is there action underway to enforce a mortgage over the property which means the mortgagee is acting for possession of the property?

3. Is the rental provider the legal owner of the property? If no, what rights do you have in letting the property?

4. Is the electricity supplied to the property from an embedded electricity network? (If yes please provide contact details of this network and applicable tariffs and fees as the tenant must be advised prior to signing a lease)

5. Has the premises or common property owned by the rental provider to have been the location of a homicide in the last 5 years?

6. Does the premise comply with the rental minimum standards?

7. Has the rental provider received a repair notice in the last 3 years that is related to mould or dampness in the premise which is caused by or related to the building structure?

8. What is the date of the most recent?

Smoke Detector Check (every 12 months)

Gas Safety Check (every 2 years)

Electrical Safety Check (every 2 years)

Pool Barrier Safety Check (if applicable)

9. Are there any outstanding recommendations to be completed from a smoke, gas or electrical safety check?

10. Is the premise registered under the Heritage Act 2017?

11. Is the premise known by the rental provider to?

i. be contaminated because the premise has been used for trafficking or cultivation of a drug of dependence in the last 5 years?

ii. have friable or non-friable asbestos based on an inspection by a suitably qualified person?

iii. be affected by a building or planning application?

12. Is the premise or common property known to be the subject of any notice, order declaration, report or recommendation issued by a relevant building surveyor, municipal building surveyor, public authority or government department relating to any building defects or safety concerns for the property? (this includes any building defects or safety concerns such as the presence of combustible cladding, water leaks or structural issues affecting the rented premise).

13. Is there a current domestic building work dispute under the Domestic Building Contracts Act 1995 which applies to or affects the premise?

14. Is there a current dispute under Part 10 of the Owners Corporation Act 2006 (any internal dispute, for example between lot owners, occupants and/or the manager) which applies to or affects the premise?

15. Are there any owner's corporation rules applicable to the premise? (If yes, please supply as the renter must receive a copy of them at the time of signing the lease)

Name:

Signed:

Date: