

RayWhite.

2021 VICTORIAN RENTAL REFORMS

Minimum standards and safety requirements

OVERVIEW

The Residential Tenancies Amendments Act contains supporting details about changes to the Residential Tenancies Act 1997. The Victorian Government will implement those changes by April 2021.

The regulations will affect rental providers (landlords) and the 1.5 million Victorians living in rental housing. This includes:

- Safety related activities
- Minimum standards
- Disclosure requirements

This document provides you with an overview of the safety-related activities, minimum standards and disclosure requirements.

**SAFETY
RELATED
ACTIVITIES**

SAFETY RELATED ACTIVITIES

The following safety-related activities are required to be tested by a suitability qualified and licenced tradesperson at scheduled timeframes:

Item	Safety related requirement
Electrical installations	An electrical safety check of all electrical installations, appliances and fittings provided by a residential rental provider in the rented premises is conducted every two years by a licensed or registered electrician.
Gas installations	A gas safety check of all gas installations and fittings in the rented premises is conducted every two years by a licensed or registered gasfitter.
Smoke alarms	Each rental property must have a working smoke alarm correctly installed in working condition, tested to the manufacturer instructions at least once every 12 months, and batteries replaced as required.
Swimming pool / spa registration	Compliance certificates required every four years by a certified practitioner. Compliance certificates must be lodged with local councils.
Swimming pool / spa barrier	The residential rental provider must ensure that the swimming pool barrier is maintained in good repair. All swimming pools and spas must have a safety compliant barrier.
Water Tanks for Bushfire-Prone Areas	If the rented premises is in a designated bushfire prone area, and a water tank is required for firefighting purposes, the water tank and any connected infrastructure is maintained in good repair.

MINIMUM
STANDARDS

MINIMUM STANDARDS

Each property provided for rent must meet the following minimum standards:

Item	Requirement
Bathroom Facilities	Bathroom/s provided with the appropriate amenities, maintained appropriately and in good working order. This includes a washbasin connected to hot and cold water, a shower and/or bath connected to hot and cold water. If a shower is provided, the shower head requires a maximum flow rate of nine litres per minute with a three star water efficiency rating.
Heating	Each property requires appropriate heating, maintained and in good working order, typically a fixed heater installed to the main living area with a minimum efficiency rating of two stars. Note: from 29 March 2023, fixed heaters must be energy efficient with a rating of two star and above. Until 29 March 2023, fixed heaters are only required to be in good working order
Kitchen Facilities	Kitchen to be provided with the appropriate amenities, maintained appropriately and in good working order, including a dedicated areas intended for cooking and food preparation, a sink connected to hot and cold water, an oven maintained appropriately and in good working order, a cooktop provided with the appropriate number of burners, maintained appropriately and in good working order.
Lighting	The interior rooms, corridors and hallways of the rented premises are to have access to light, whether natural or artificial, which provides a level of illuminance appropriate to the function or use of those rooms.
Locks	All external entry doors to the rented premises which are not able to be secured with a functioning deadlock, other than any screen door attached to an external door, must at least be fitted with a locking device that is operated by a key from the outside; and may be unlocked from the inside with or without a key.
Laundry Facilities	Laundry maintained appropriately and connected to hot and cold water.
Mould and dampness	Each room in the rented premises must be free from mould and damp caused by or related to the building structure.

MINIMUM STANDARDS

Each property provided for rent must meet the following minimum standards:

Item	Requirement
Rubbish and Recycling Bins	A rubbish bin and a recycling bin are to be supplied for use by the renter of the rented premises which are provided by local council or compatible with council collection.
Structural soundness of property	The property must be structurally sound and weatherproof, including the floors, ceilings, walls, supporting structures (including foundations), doors, stairs, balconies, balustrades and railings. The property must also comply with all statutory obligations in relation to health and safety.
Toilet Facilities	Toilet/s provided maintained appropriately and in good working order and connected to either reticulated sewerage or wastewater treatment system.
Ventilation	Each habitable room, bathroom, shower room, toilet and laundry must have ventilation that satisfies performance requirements under the Building Code of Australia.
Windows	All external windows in the rented premises that are capable of opening must be able to be set in a closed or open position, and must have a functioning latch to secure against external entry.
Window coverings	From 29 March 2022, all windows in rooms likely to be used as a bedroom or living area, fitted with the appropriate window covering (curtain or blind), maintained appropriately and in good working order.

DISCLOSURE REQUIREMENTS

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The following prescribed details are required to be provided to the renter prior to entering into a rental agreement:

Item	Disclosure requirement
Asbestos	If the rented premises has friable or non-friable asbestos based on an inspection by a suitably qualified person.
Drug trafficking or cultivation	If the rented premises is known by the residential rental provider to be contaminated because of prior use of the rented premises for the trafficking or cultivation of a drug of dependence in the last five years.
Embedded networks	The ABN and trading name of the embedded network operator, and the contact details, including any phone number and website address of the embedded network operator, and the electricity tariffs and all associated fees and charges that may apply to the customer in relation to the sale of electricity, or where that information can be accessed.
Homicide	If the rented premises or common property is known by the residential rental provider to have been the location of a homicide in the last five years.
Notices, orders, declarations	If the rented premises is affected by a building or planning application that has been lodged with the relevant authority, or if the rented premises or common property is known by the residential rental provider 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.
Registered place	If the rented premise is a registered place. A registered place is typically a heritage listed building.



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