

Ray White Landlord Quiz

July 2020

This landlord quiz is designed to help highlight the knowledge and skills required to stay safe and compliant in the ever-changing rental landscape.

Many landlords aren't aware of the specific details of recent changes, or the risks involved that can lead to significant fines and consequences.

Whether you choose to manage your own property or have us manage it for you, our Ray White property managers have the tools and solutions to help you remove these risks.

1. What are the official deadline dates that bring in new legal requirements for landlords to comply with the healthy homes standards?

- A) 1 July 2019
- B) 1 December 2020
- C) 1 July 2021
- D) All of the above

2. Will a newly constructed property (completed 2019 or later) automatically comply with the healthy homes standards and therefore not require a healthy homes statement of compliance?

- A) Yes, it will comply and no healthy homes statement is required
- B) Yes, but a healthy homes statement will still be required to verify compliance
- C) No

3. Landlords can complete their own healthy homes statement of compliance?

- A) True
- B) False

4. Landlords will comply with the healthy homes heating standard if they provide a tenant with a high-quality portable fan heater.

- A) True
- B) False
- C) Depends on the circumstances

5. Since 2019 Privacy Commission updates, what information **cannot** be asked of a tenant when they initially apply for a rental property?

- A) Employment history
- B) Current expenses
- C) Rent paid at previous rental properties
- D) All of the above

6. Within any tenancy agreement, how many unique statements are **currently** required to be included? (Each statement contains unique information).

- A) Two
- B) Three
- C) Four

7. What are the potential fines a landlord can currently receive if they do not include all the required statements within their tenancy agreement?

- A) \$300
- B) \$750
- C) \$1,500

8. An invoice for insulation work carried out and detailing what was installed in a rental property will pass the insulation statement requirements.

- A) True
- B) False
- C) Depends on circumstances

9. Landlords must provide tenants with a copy of their own insurance policy if requested.

- A) True
- B) False
- C) Depends on circumstances

10. What is the maximum allowable level of methamphetamine presence in a rental property before it is deemed uninhabitable?

- A) $0.5 \mu\text{g} / 100 \text{ cm}^2$
- B) $1.5 \mu\text{g} / 100 \text{ cm}^2$
- C) $15 \mu\text{g} / 100 \text{ cm}^2$

11. Tenant X is renting a property at \$400 per week and causes damage through careless behaviour that totals \$4,000 to repair. Landlord X has an insurance policy in place with an excess amount of \$1,000. How much of this repair cost will the tenant be liable for?

- A) \$4,000
- B) \$1,600
- C) \$1,000

12. Tenant X is renting a property at \$400 per week and causes damage through careless behaviour that totals \$4,000 to repair. Landlord X has no insurance policy. How much of this repair cost will the tenant be liable for?

- A) \$4,000
- B) \$1,600
- C) \$0

So, how did you go?

If this quiz has confirmed there is a lot happening in the property management space you're not aware of, please contact us now for further support or information - we are here to help!