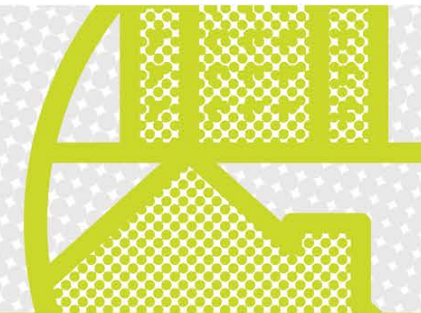


NEW RTA REGULATIONS

GUIDE AND TIMELINES



This guide outlines when new Residential Tenancies Act requirements need to be met. Most of the changes took effect from the 29 March 2021, however some changes are being phased in gradually. It is important to note that changes being phased in will need to be made to properties that had a new renter move in from 29 March 2021.

Therefore, it may be easier for the co-op to get the work done while the property is vacant, or if not, the co-op should plan and budget to do the works as soon as possible after the date the item becomes mandatory. For further details about the items please follow the links to the relevant guides: [Rental Minimum Standards](#), [Safety Related Activities](#) and [Urgent Repairs](#).

NEW REGULATION	ITEM + DESCRIPTION	FROM 29 MAR 2021 EXISTING RENTER	FROM 29 MAR 2021 VACANT PROPERTY	FROM 31 DEC 2021	FROM 29 MAR 2022	FROM 29 MAR 2023
Rental Minimum Standard	<p>1. Locks</p> <p>All external doors must have a lock that can be accessed with a key from the outside.</p> <p>CEHL recommends a lock with an escape snib on the inside is installed (i.e. a lock that is not able to be locked with a key on the inside). This prevents people from being locked inside the house. Product examples: Lockwood model 213 or Lockwood model 303.</p>	Recommended	Property required to meet new standard			
						

NEW RTA REGULATIONS

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NEW REGULATION	ITEM + DESCRIPTION	FROM 29 MAR 2021 EXISTING RENTER	FROM 29 MAR 2021 VACANT PROPERTY	FROM 31 DEC 2021	FROM 29 MAR 2022	FROM 29 MAR 2023
Rental Minimum Standard	2. Vermin Proof Bins Rubbish and recycling bins must be provided.	Recommended	Property required to meet new standard			
	3. Toilets A working toilet.	Recommended	Property required to meet new standard			
	4. Bathroom facilities Minimum requirements for bathroom.	Recommended	Property required to meet new standard			
	5. Kitchen facilities Minimum requirements for kitchen.	Recommended	Property required to meet new standard			
	6. Laundry facilities Minimum requirements for laundry.	Recommended	Property required to meet new standard			

NEW RTA REGULATIONS

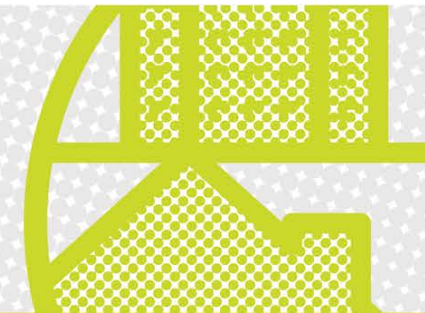
GUIDE AND TIMELINES



NEW REGULATION	ITEM + DESCRIPTION	FROM 29 MAR 2021 EXISTING RENTER	FROM 29 MAR 2021 VACANT PROPERTY	FROM 31 DEC 2021	FROM 29 MAR 2022	FROM 29 MAR 2023
Rental Minimum Standard	7. Structural soundness Property must be structurally sound and weatherproof.	Recommended	Property required to meet new standard			
	8. Mould and dampness All rooms free from mould and damp caused by the building structure.	Recommended	Property required to meet new standard			
	9. Electrical safety From 29 March 2023, all power outlets and lighting circuits must be connected to a compliant switchboard-type Circuit Breaker and a compliant switchboard-type Residual Current Device. Note that from 29 March 2023 this requirement applies retrospectively to properties that became vacant on or after 29 March 2021. CEHL recommends this work is undertaken in ALL properties, not just those where a new rental agreement has been signed. The work can be planned to be implemented gradually starting with properties that have a new rental agreement.	Recommended	<i>Prepare</i> to comply			Compliance required for any new vacancy AND now required for any property with a rental agreement signed on or after 29 March 2021.

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NEW REGULATION	ITEM + DESCRIPTION	FROM 29 MAR 2021 EXISTING RENTER	FROM 29 MAR 2021 VACANT PROPERTY	FROM 31 DEC 2021	FROM 29 MAR 2022	FROM 29 MAR 2023
Rental Minimum Standard	<p>10. Window coverings</p> <p>From 29 March 2022, windows in rooms likely to be used as bedrooms or living areas must be fitted with curtains or blinds that can be closed, block light and provide privacy.</p> <p>Note that from 29 March 2022 this requirement applies retrospectively to properties that became vacant on or after 29 March 2021.</p>	Recommended	<i>Prepare</i> to comply		Compliance required for any new vacancy AND now required for any property with a rental agreement signed on or after 29 March 2021.	
	<p>11. Windows</p> <p>Snib or pin to prevent external entry.</p>	Recommended	Property required to meet new standard			
	<p>12. Lighting</p> <p>Minimum requirements for lighting.</p>	Recommended	Property required to meet new standard			

NEW RTA REGULATIONS

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NEW REGULATION	ITEM + DESCRIPTION	FROM 29 MAR 2021 EXISTING RENTER	FROM 29 MAR 2021 VACANT PROPERTY	FROM 31 DEC 2021	FROM 29 MAR 2022	FROM 29 MAR 2023
Rental Minimum Standard	<p>13. Ventilation</p> <p>Minimum requirements for ventilation.</p>	Recommended	Property required to meet new standard			
	<p>14. Heating</p> <p>A fixed heater must be installed in the main living area. If there is not a heater installed, then an energy efficient heater must be installed.</p>	Recommended	Property required to meet new standard			
	<p>Heating (continued)</p> <p>The heater in the main living area must meet or exceed the minimum energy efficiency requirements.</p> <p>Note that from 29 March 2023 this requirement applies retrospectively to properties that became vacant on or after 29 March 2021. CEHL recommends that a heater replacement in ANY property (not just those where a new rental agreement has been signed) exceeds the minimum of 2 stars.</p>	Recommended	<i>Prepare to comply</i>			Compliance required for any new vacancy AND now required for any property with a rental agreement signed on or after 29 March 2021.

NEW RTA REGULATIONS

GUIDE AND TIMELINES



NEW REGULATION	ITEM + DESCRIPTION	FROM 29 MAR 2021 EXISTING RENTER	FROM 29 MAR 2021 VACANT PROPERTY	FROM 31 DEC 2021	FROM 29 MAR 2022	FROM 29 MAR 2023
Safety related activities	<p>1. Electrical Safety Activities</p> <p>Every 2 years an electrical safety check must be carried out by a qualified professional and records must be kept.</p> <p>It is recommended that these safety checks are undertaken in ALL properties, not just those with new rental agreements from 29 March 2021.</p>	Recommended every 2 years	Property required to meet new standard			
	<p>2. Gas Safety Activities</p> <p>Every 2 years a gas safety check must be carried out by a qualified professional and records must be kept.</p> <p>It is recommended that these safety checks are undertaken in ALL properties, not just those with new rental agreements from 29 March 2021.</p>	Recommended every 2 years	Property required to meet new standard			
	<p>3. Smoke Alarm Safety Activities</p> <p>Every 12 months smoke detectors must be checked.</p> <p>This activity applies to ALL properties.</p>	Required every 12 months	Required every 12 months			

NEW RTA REGULATIONS

GUIDE AND TIMELINES



NEW REGULATION	ITEM + DESCRIPTION	FROM 29 MAR 2021 EXISTING RENTER	FROM 29 MAR 2021 VACANT PROPERTY	FROM 31 DEC 2021	FROM 29 MAR 2022	FROM 29 MAR 2023
Mandatory disclosures	<p>Disclose mould or dampness</p> <p>Residential Rental Providers must disclose to renters whether they have received a repair notice in the last 3 years relating to mould or damp in the premises caused by or related to the building structure.</p>	Recommended		MUST disclose in new rental agreement		
Urgent repairs	<p>Urgent repairs related to rental minimum standards</p> <p>New urgent maintenance items have been prescribed, including meeting the Minimum Standards. However, the Rental Minimum Standards only apply to properties where new rental agreements have been signed on or after 29 March 2021.</p>	Rental minimum standards do not apply	Required to comply			