

# Minimum Rental Standards

## GUIDE AND CHECKLIST

This guide provides explanatory information about the Rental Minimum Standards and a list of requirements or standards that need to be met by Rental Providers before a new rental agreement is signed. Refer to the Residential Tenancies Regulations 2021, Schedule 4 (p. 180) [www.legislation.vic.gov.au/in-force/statutory-rules/residential-tenancies-regulations-2021/001](http://www.legislation.vic.gov.au/in-force/statutory-rules/residential-tenancies-regulations-2021/001)

MINIMUM STANDARD EXPLAINED	CHECKLIST	YES	NO
<p><b>1. Locks</b></p> <p>The rental provider must ensure the premises—</p> <ul style="list-style-type: none"> <li>has deadlocks (a deadlock is a deadlatch with at least one cylinder) for external doors that are able to be secured with a functioning deadlock; and</li> <li>External doors which are not able to be secured with a functioning deadlock must at least be fitted with a locking device that—</li> <li>is operated by a key from the outside; and</li> <li>may be unlocked from the inside with or without a key</li> </ul> <p>Section 23 of the Regulations states the Renter must obtain consent from the Rental Provider to change a lock in a master key system.</p> <p>The Rental Provider must not unreasonably refuse consent for a Renter seeking to change a lock in a master key system.</p> <p>The rental provider must not give a key to a person excluded from the premises under—</p> <ul style="list-style-type: none"> <li>a family violence intervention order; or</li> <li>a family violence safety notice; or</li> <li>a recognised non-local DVO; or</li> <li>a personal safety intervention order</li> </ul>	1.1 Does the front entry door of the property have a deadlock, or a lock that is opened by a key from the outside, and may be unlocked from the inside with or without a key?	<input type="checkbox"/>	<input type="checkbox"/>
	1.2 Does the back door of the property have a deadlock, or a lock that is opened by a key from the outside, and may be unlocked from the inside with or without a key?	<input type="checkbox"/>	<input type="checkbox"/>
	1.3 Do any other doors to the outside (including sliding doors) have a deadlock, or a lock that is opened by a key from the outside, and may be unlocked from the inside with or without a key?	<input type="checkbox"/>	<input type="checkbox"/>

### Examples of compliant locks

**Double cylinder deadlatch**



**Single cylinder deadlatches**



**Single cylinder sliding door lock**



**Double cylinder sliding door lock**



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<b>2. Vermin Proof Bins</b> A rubbish bin and a recycling bin are to be supplied for use by the renter of the rented premises which are— <ul style="list-style-type: none"> <li>a) provided by the local council; or</li> <li>b) vermin proof and compatible with local council collection</li> </ul> As paid for with rates and provided by the local council.	2.1 Does the property have a rubbish bin?	<input type="checkbox"/>	<input type="checkbox"/>
	2.2 Does the property have a recycling bin?	<input type="checkbox"/>	<input type="checkbox"/>
<b>3. Toilets</b> A working toilet connected to a system to take away wastewater.  The toilet must be in a room intended to be used as a toilet or bathroom area. It may be a separate enclosed structure (such as a toilet in a room separate from the house).	3.1 Does the property have a working toilet?	<input type="checkbox"/>	<input type="checkbox"/>
<b>4. Bathroom facilities</b> Bathrooms must provide: <ul style="list-style-type: none"> <li>• hot and cold water</li> <li>• a wash basin</li> <li>• shower OR bath</li> <li>• if there is a shower, the shower head must be a water efficient shower head of at least 3-stars in the WELS rating system. A 3-star WELS shower uses 9 litres of water per minute.</li> <li>• in some cases, older properties with older plumbing will have inadequate water flow if a 3-star rated shower head is installed. In these cases, a 1 or 2 star rated shower head can be installed.</li> </ul>	4.1 Is hot and cold water connected to the bathroom facilities?	<input type="checkbox"/>	<input type="checkbox"/>
	4.2 Does the bathroom have a wash basin?	<input type="checkbox"/>	<input type="checkbox"/>
	4.3 Does the bathroom have a shower? Or Does the bathroom have a bath?	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
4.4 If there is a shower does it have a 3-star WELS rated shower head?	<input type="checkbox"/>	<input type="checkbox"/>	

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<p><b>5. Kitchen facilities</b></p> <p>Kitchens need to provide certain amenities, as described in the Rental Minimum Standard and the checklist.</p> <p>If the dwelling is a registered Heritage Place under the Heritage Act 2017 and a permit to modify the kitchen has been refused, the kitchen standards do not have to be complied with. This is unlikely to affect any CEHL dwellings.</p>	5.1 Does the kitchen have a dedicated area intended to be used for cooking and food preparation?	<input type="checkbox"/>	<input type="checkbox"/>
	5.2 Does the kitchen have a sink in good working order connected to hot and cold water?	<input type="checkbox"/>	<input type="checkbox"/>
	5.3 Does the kitchen have a functioning cook top with at least 2 burners?	<input type="checkbox"/>	<input type="checkbox"/>
	5.4 If there is an oven, is it in good working order?	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6. Laundry facilities</b></p> <p>Hot and cold water needs to be connected to the laundry facilities, if laundry facilities are provided.</p>	6.1 If there are laundry facilities are they connected to hot and cold water?	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7. Structural soundness</b></p> <p>The dwelling should be structurally capable of:</p> <ul style="list-style-type: none"> <li>performing adequately under all reasonably expected actions</li> <li>withstanding actions such as those caused by loads, wind, rain, groundwater, storms, etc</li> <li>withstanding damage and remain stable if it is damaged</li> <li>not damage other properties</li> </ul> <p>The roof, external walls, windows and doors must prevent the penetration of water.</p>	7.1 Is the property structurally sound and weatherproof?	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8. Mould and dampness</b></p> <p>Things to consider if investigating whether mould or damp is caused by the building structure:</p> <ul style="list-style-type: none"> <li>Is the roof leaking?</li> <li>Are the gutters clear?</li> <li>Do the walls, windows or doors leak?</li> <li>Is there an undetected water leak under the house or in the wall?</li> <li>Is there rising damp from the ground?</li> </ul>	8.1 Are all rooms free from mould and damp caused by or related to the building structure?	<input type="checkbox"/>	<input type="checkbox"/>

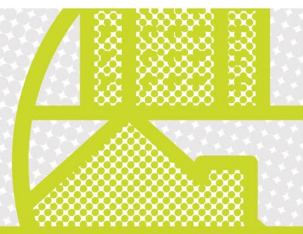
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<p><b>9. Electrical safety</b></p> <p><b>This Rental Minimum Standard will apply from March 29, 2023.</b></p> <p>From that date in any property that has a new rental agreement all power outlets and lighting circuits must be connected to a compliant switchboard-type Circuit Breaker and a compliant switchboard-type Residual Current Device.</p> <p>CEHL has obtained estimates from an electrician for typical costs listed below (<i>as of March 2021</i>)</p> <ul style="list-style-type: none"> <li>To upgrade Residual Current Devices or Circuit Breakers on a single circuit: From \$100 ex GST</li> <li>If the switchboard <b>also</b> needs to be replaced the cost would be approximately \$1,100 ex GST plus \$200 ex GST for an initial audit.</li> <li>Sometimes extra costs may be incurred to replace external switch board doors, earth stakes, running earth wire to lighting points or replacing parts of superseded/damaged/unsafe wiring.</li> </ul>	<p><b>NOTE:</b> <i>Compliance with this standard not required until <b>29 March 2023</b>, however the information should be collected now so that CERCs can plan for the work.</i></p> <p>9.1 Are all power outlets and lighting circuits connected to a compliant (refer to rental minimum standards) switchboard-type Circuit Breaker?</p>	<input type="checkbox"/>	<input type="checkbox"/>
	<p>9.2 Are all power outlets and lighting circuits connected to a compliant (refer to rental minimum standards) switchboard-type Residual Current Device?</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10. Window coverings</b></p> <p><b>This Rental Minimum Standard will apply from 29 March, 2022.</b></p> <p>Bedrooms and living areas must have functioning blinds that can be opened and closed by the Renter to-</p> <ol style="list-style-type: none"> <li>Reasonably block light</li> <li>provide reasonable privacy to the Renter</li> </ol>	<p><b>NOTE:</b> <i>Compliance with this standard not required until <b>29 March 2022</b></i></p> <p>10.1 Do all rooms used as bedrooms and living areas have functioning curtains or blinds?</p>	<input type="checkbox"/>	<input type="checkbox"/>
	<p>11.1 Are all windows that are capable of being opened, able to be set in a closed or open position?</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11. Windows</b></p> <p>If a window can open, it must be functional and have a latch or pin to secure against external entry.</p>	<p>11.2 Are all windows able to be secured closed to prevent external entry?</p>	<input type="checkbox"/>	<input type="checkbox"/>



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<p><b>12. Lighting</b></p> <p>All internal parts of the home need to be illuminated by natural or artificial light sources.</p> <p>Habitable rooms need to be illuminated by natural light during the day and have artificial light for night-time.</p> <p>A habitable room as defined by the Building Code of Australia means a room used for normal domestic activities, and includes:</p> <ul style="list-style-type: none"> <li>• a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, family room, home theatre and sunroom;</li> <li>• but excludes a bathroom, laundry, water closet, pantry, walk-in wardrobe, corridor, hallway, lobby, photographic darkroom, clothes-drying room, and other spaces of a specialised nature occupied neither frequently nor for extended periods.</li> </ul> <p>If the dwelling is a registered Heritage Place under the Heritage Act 2017 and a permit to modify it has been refused, the lighting standards do not have to be complied with. <i>This is unlikely to affect any CEHL dwellings.</i></p>	<p>12.1 Do all rooms and hallways have access to natural or artificial light that provides enough light for the use of the room?</p>	<input type="checkbox"/>	<input type="checkbox"/>
	<p>12.2 Do habitable rooms have access to natural light, including borrowed light from an adjoining room during daylight hours?</p>	<input type="checkbox"/>	<input type="checkbox"/>
	<p>12.3 Do habitable rooms have access to artificial light during non-daylight hours?</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13. Ventilation</b></p> <p>This standard is slightly different for houses/units than multi storey apartments.</p> <p><b>Class 1 buildings are houses.</b> Typically, they are standalone single dwellings of a domestic or residential nature. These buildings can also be horizontally attached to other Class 1 buildings. When attached they are commonly referred to as duplexes, terrace houses, row houses and townhouses.</p> <ul style="list-style-type: none"> <li>• Habitable rooms in houses need to have a door or window that opens to the sky or adjoin a room that does (so long as that room is not a toilet).</li> <li>• Bathrooms/toilets/laundries in houses need to have a door or window that opens, and/or a suitable exhaust fan.</li> <li>• A roof space is adequately ventilated if it has: <ul style="list-style-type: none"> <li>- open eaves, and/or roof vents; or</li> <li>- is covered by roof tiles without sarking or similar material which would prevent venting through gaps between the tiles.</li> </ul> </li> </ul>	<p><b>Houses/units</b></p> <p>13.1 Does each bedroom, living room, kitchen, dining room, study/playroom have ventilation provided by an openable window or door that is open to the sky, an open veranda, carport or an adjoining room (that is not a toilet)?</p>	<input type="checkbox"/>	<input type="checkbox"/>
	<p>13.2 Does each bathroom, shower room, toilet and laundry have ventilation provided by:</p> <ul style="list-style-type: none"> <li>- an openable window or door, and/or</li> <li>- an exhaust fan/mechanical ventilation that exhausts air to outside the building or into the roof space (if that roof space is adequately ventilated)?</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>

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<p><b>13 Ventilation continued ...</b></p> <p><b>Class 2 buildings are apartment buildings.</b> They are typically multi- unit residential buildings where people live above and below each other.</p> <p>Habitable rooms in apartments need to be able to have a door or window that opens to the sky or adjoin a room that does (so long as that room is not a toilet), or a suitable air conditioning / ventilation system</p> <p>Bathrooms/toilets/laundries in apartments need to have a door or window that opens, or a suitable mechanical ventilation/air-conditioning system.</p>	<p><b>Apartments (multi-story) buildings</b></p> <p>13.3 Does each bedroom, living room, kitchen, dining room, study/playroom have ventilation provided by:</p> <ul style="list-style-type: none"> <li>- an openable window or door that is open to the sky, an open veranda, carport or an adjoining room (that is not a toilet), or</li> <li>- a compliant mechanical ventilation or air-conditioning system</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>
	<p>13.4 Does each bathroom, shower room, toilet and laundry have ventilation provided by:</p> <ul style="list-style-type: none"> <li>- an openable window or door that is open to the sky, an open veranda, carport or an adjoining room that is not a toilet, or</li> <li>- a compliant mechanical ventilation or air-conditioning system?</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14 Heating</b></p> <p><b>NOTE: From 29 March 2021</b> if there is no fixed heater or it is not in good working order, an energy efficient heater needs to be installed in the main living area, unless it is a Class 2 building and it is unreasonable to install such a heater.</p> <p>A fixed heater is a heater that is not portable.</p> <p><b>NOTE: From 29 March 2023</b> in properties where a new rental agreement is signed, heaters in the main living room need to meet the minimum energy efficiency requirements, unless it is a Class 2 (apartment building) and it is unreasonable to install such a heater.</p>	<p><b>Houses/units</b></p> <p>14.1 Does the property have a fixed (i.e. not portable) heater in good working order in the main living room?</p>	<input type="checkbox"/>	<input type="checkbox"/>
	<p><b>Apartments (multi-story)</b></p> <p>14.1 Does the property have a fixed (i.e. not portable) heater in good working order in the main living room?</p>	<input type="checkbox"/>	<input type="checkbox"/>

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## 14 Heating continued ...

The Regulations define “energy efficient” as:

For a non-ducted air conditioner or heat pump (split system):

- In a Class 1 building (house/unit) = 2 stars
- In a Class 2 building (apartments) = 2 stars

For a gas space heater:

- In a Class 1 building (house/unit) = 2 stars
- In a Class 2 building (apartments) = 2 stars

The Regulations define “unreasonable” as:

- it would be unreasonable to install an air conditioner, heat pump or gas space heater if:
  - a) the cost of installation would be significantly higher than the average price of installation in a Class 2 (apartment) building;
  - b) owners corporation rules prohibit installation of the appliance; or
  - c) compliance with any other Act or local law makes the cost of installation prohibitive.

<b>Other items to confirm at an inspection</b> <i>Information required for the Condition Report at the start of the Rental Agreement (refer to Form 4 Part C in the Regulations)</i>		<b>YES</b>	<b>NO</b>
<b>A telephone line is connected to the property.</b>	Confirm a telephone line is connected	<input type="checkbox"/>	<input type="checkbox"/>
<b>An internet line is connected to the property.</b> The utility charges rental providers are liable to pay for has been expanded and now includes all costs and charges with respect to the initial installation of fixed internet and telecommunications connections to the rented premises, including through the national broadband network. <i>Refer to Regulation 22.</i>	Confirm an internet line is connected	<input type="checkbox"/>	<input type="checkbox"/>
<b>The rented premises is connected to the national broadband network (NBN).</b> Rental providers should cover all costs in ensuring properties are NBN ready and renters will be responsible for any setup and plan fees charged by their ISP in relation to their chosen plan. <i>Refer to Regulation 22.</i>	Confirm the premises is connected to the NBN	<input type="checkbox"/>	<input type="checkbox"/>
<b>Location of NBN connection in the rented premises.</b>	Record the location of the NBN connection and take a photo. <i>Write location here:</i>		