



Rental Minimum Standards

Guide & Checklist

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14 Rental Minimum Standards:

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1. Locks

| Minimum Standard Explained | Checklist | Yes | No |
|--|---|--------------------------|--------------------------|
| <p>The rental provider must ensure the premises—</p> <ul style="list-style-type: none"> • 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 • External doors which are not able to be secured with a functioning deadlock 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 <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. 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"> • a family violence intervention order; or • a family violence safety notice; or • a recognised non-local DVO; or • a personal safety intervention order | 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"/> |

2. Vermin Proof Bins

| Minimum Standard Explained | Checklist | Yes | No |
|---|---|--------------------------|--------------------------|
| <p>A rubbish bin, recycling bin and an organics bin are to be supplied for use by the renter of the rented premises which are—</p> <ol style="list-style-type: none"> a) provided by the local council; or b) vermin proof and compatible with local council collection 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"/> |
| | 2.3 Does the property have an organics bin? | <input type="checkbox"/> | <input type="checkbox"/> |

3. Toilets

| Minimum Standard Explained | Checklist | Yes | No |
|--|--|--------------------------|--------------------------|
| <p>A working toilet connected to a system to take away wastewater.</p> <p>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).</p> | 3.1 Does the property have a working toilet? | <input type="checkbox"/> | <input type="checkbox"/> |

4. Bathroom Facilities

| Minimum Standard Explained | Checklist | Yes | No |
|---|---|--------------------------|--------------------------|
| <p>Bathrooms must provide:</p> <ul style="list-style-type: none"> hot and cold water a wash basin shower OR bath 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. in some cases, older properties with older plumbing will have inadequate water flow if a 3star rated shower head is installed. In these cases, a 1 or 2 star rated shower head can be installed. | 4.1 Does the property have a working toilet? | <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"/> |
| | 4.4 If there is a shower does it have a 3star WELS rated shower head? | <input type="checkbox"/> | <input type="checkbox"/> |

5. Kitchen Facilities

| Minimum Standard Explained | Checklist | Yes | No |
|---|--|--------------------------|--------------------------|
| <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.</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"/> |

6. Laundry Facilities

| Minimum Standard Explained | Checklist | Yes | No |
|--|---|--------------------------|--------------------------|
| <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"/> |

7. Structural Soundness

| Minimum Standard Explained | Checklist | Yes | No |
|---|--|--------------------------|--------------------------|
| <p>The dwelling should be structurally capable of:</p> <ul style="list-style-type: none"> performing adequately under all reasonably expected actions withstanding actions such as those caused by loads, wind, rain, groundwater, storms, etc withstanding damage and remain stable if it is damaged not damage other properties <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"/> |

8. Mould and Dampness

| Minimum Standard Explained | Checklist | Yes | No |
|--|--|--------------------------|--------------------------|
| <p>Things to consider if investigating whether mould or damp is caused by the building structure:</p> <ul style="list-style-type: none"> Is the roof leaking? Are the gutters clear? Do the walls, windows or doors leak? Is there an undetected water leak under the house or in the wall? Is there rising damp from the ground? | 8.1 Are all rooms free from mould and damp caused by or related to the building structure? | <input type="checkbox"/> | <input type="checkbox"/> |

9. Electrical Safety

| Minimum Standard Explained | Checklist | Yes | No |
|---|--|--------------------------|--------------------------|
| All power outlets and lighting circuits must be connected to a compliant switchboard-type Circuit Breaker and a compliant switchboard-type Residual Current Device. | 9.1 Are all power outlets and lighting circuits connected to a compliant (refer to rental minimum standards) switchboard-type Residual Current Device? | <input type="checkbox"/> | <input type="checkbox"/> |

10. Window Coverings

| Minimum Standard Explained | Checklist | Yes | No |
|---|--|--------------------------|--------------------------|
| <p>This Rental Minimum Standard will apply from 29 March, 2022.</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"> Reasonably block light provide reasonable privacy to the Renter | 10.1 Do all rooms used as bedrooms and living areas have functioning curtains or blinds? | <input type="checkbox"/> | <input type="checkbox"/> |

11. Windows

| Minimum Standard Explained | Checklist | Yes | No |
|---|---|--------------------------|--------------------------|
| If a window can open, it must be functional and have a latch or pin to secure against external entry. | 11.1 Are all windows that are capable of being opened, able to be set in a closed or open position? | <input type="checkbox"/> | <input type="checkbox"/> |
| | 11.2 Are all windows able to be secured closed to prevent external entry? | <input type="checkbox"/> | <input type="checkbox"/> |

12. Lighting

| Minimum Standard Explained | Checklist | Yes | No |
|--|---|--------------------------|--------------------------|
| <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"> a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, family room, home theatre and sunroom; 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. <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.</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? | <input type="checkbox"/> | <input type="checkbox"/> |
| | 12.2 Do habitable rooms have access to natural light, including borrowed light from an adjoining room during daylight hours? | <input type="checkbox"/> | <input type="checkbox"/> |
| | 12.3 Do habitable rooms have access to artificial light during non-daylight hours? | <input type="checkbox"/> | <input type="checkbox"/> |

13. Ventilation

| Minimum Standard Explained | Checklist | Yes | No |
|---|---|--------------------------|--------------------------|
| <p>This standard is slightly different for houses/units than multi storey apartments.</p> <p>Class 1 buildings are houses. 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"> • 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). • Bathrooms/toilets/laundries in houses need to have a door or window that opens, and/or a suitable exhaust fan. • A roof space is adequately ventilated if it has: <ul style="list-style-type: none"> - open eaves, and/or roof vents; or - is covered by roof tiles without sarking or similar material which would prevent venting through gaps between the tiles. <p>Class 2 buildings are apartment buildings. 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>Houses/units</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"> - an openable window or door, and/or - an exhaust fan/mechanical ventilation that exhausts air to outside the building or into the roof space (if that roof space is adequately ventilated)? | <input type="checkbox"/> | <input type="checkbox"/> |
| | <p>Apartments (multi-story) buildings</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"> - 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 - a compliant mechanical ventilation or air-conditioning system | <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"> - 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 - a compliant mechanical ventilation or air-conditioning system? | <input type="checkbox"/> | <input type="checkbox"/> |

14. Heating

| Minimum Standard Explained | Checklist | Yes | No |
|--|---|--------------------------|--------------------------|
| <p>A fixed heater is a heater that is not portable.</p> <p>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>Houses/units</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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