



Minimum Standards

Fact Sheet

Under the new rental laws, rental providers (landlords) must ensure that their rental property meets certain minimum standards.

The minimum standards cover basic but important requirements relating to amenity, safety and privacy, and rental providers have a duty to ensure their property meets these standards. The minimum standards only apply to rental agreements entered into on or after 29 March 2021.

What are the rental minimum standards?

All rental properties must comply with the rental minimum standards listed below. There are 14 categories:

Door 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 locked from the inside with or without a key

This does not apply to a front door that opens to common property (e.g. entrance to an apartment building)

This does not apply if the property is a registered place and a request for a permit to comply with this standard has been refused under the Heritage Act 2017.

Ventilation

Rented premises must meet the ventilation standards in the Building Code of Australia.

Vermin proof bins

Must be supplied by local council and compliant with council regulations.

Toilets

Rented premises must contain a toilet in working order.

It must be:

- connected to an appropriate waste system
- in a room or structure intended to be used as a toilet area.

Bathroom facilities

Must include:

- reasonable hot and cold water supply
- a washbasin, shower/bath
- minimum 3 star rated showerheads.



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Kitchen facilities

Must have:

- a dedicated food preparation area
- a sink with hot and cold water
- a stovetop in good working order that has two or more burners.

If there is an oven, it must be in working order.

Note: these do not apply if the property is a registered place and a request for a permit to comply with this standard has been refused under the Heritage Act 2017.

Laundry facilities

If provided, must be connected to a reasonable amount of hot and cold water.

Structural soundness

Rented premises to be structurally sound and weatherproof.

Mould and dampness

Each room must be free from mould and damp caused by the building structure.

Electrical safety

Must have electrical safety switches installed from 29 March 2023.

Window coverings

From 29 March 2022:

- all windows in bedrooms and the living area must have coverings that can block light and provide privacy.

Windows

- External windows that can be opened must be able to be set in open/closed position
- The Act requires that locks are to be provided to secure all windows of the rented premises that are capable of having a lock. If the window is not capable of having a lock, it must have a latch to secure against external entry

Lighting

- Interior rooms and corridors must have appropriate access to light. It can be natural or artificial
- Any habitable rooms (such as a bedroom, living room or study) must have access to natural light and artificial light.



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Heating

Phased approach to these reforms – being introduced over a 3 year period

- From 29 March 2021, a fixed heater in the main living area will be required for all rented premises including Class 1 properties (attached and detached houses) and Class 2 properties (multi-unit residential buildings)
- If a fixed heater in the main living area has not been installed, an energy-efficient heater (2 star minimum) must be installed
- From 29 March 2023, an energy-efficient fixed heater (minimum 2 star rated) in the main living area will be required for all rented premises
- If the rental property is in a class 2 building (apartment block) and it is not feasible to install an energy-efficient heater, (e.g. due to Owner's Corporation rules or excessive costs), then the energy efficiency requirement does not apply, but a fixed heater is still required.

What if the rental property doesn't meet the minimum standards?

If the rental property does not meet the minimum standards, the renter can end the rental agreement before they move in.

Renters can also request an urgent repair to make the rental property meet the minimum standards at any time after they move in.