

Minimum standards in rental properties in Victoria

Victoria



Landlords must make sure a property meets minimum standards on or before the day a renter moves in. Minimum standards apply to rental agreements from 29 March 2021.

To meet minimum standards:

- › External entry doors must have functioning deadlocks or be fitted with locks that can be unlocked with a key from the outside but can be unlocked without one from the inside.
- › Landlords must supply a vermin proof rubbish and recycling bin for the tenant to use.
- › A working toilet must be in a separate room in the property, either by itself, or in an appropriate room like a bathroom or in a combined bathroom-laundry. It must be connected to an approved sewage or wastewater system.
- › A rental property's bathroom must have a washbasin and a shower or bath, and be connected to a reasonable supply of hot and cold water.
- › The property must have a dedicated cooking and food preparation area, a working sink and a working stovetop with two or more burners. If it has an oven, this must also work.
- › If the property has a laundry, it must be connected to hot and cold water.
- › The property must be structurally sound and weatherproof.
- › The property must be free from mould caused by, or related to, the building structure.
- › As of 29 March 2023, the rental property must have a modern electrical switchboard, with circuit breakers and electrical safety switches installed. Landlords are responsible for ensuring their rental property complies with the electrical safety standard by engaging a licensed or registered electrician.

- › 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.
- › All external windows in a rental property that can be opened must be lockable. They must also be able to be left open or closed.
- › Inside rooms, corridors and hallways must have access to light to make the areas functional. NOTE: These requirements do not apply if the property is registered under the *Heritage Act 2017* and has an approved exemption from the standard.
- › The property must meet the appropriate ventilation requirements of the Building Code of Australia, which are different for different kinds of properties. You can search resources in the **Australian Building Codes Board resources library**.
- › The property must have a fixed heater (not portable) in good working order in the main living area. As of 29 March 2023, the heater must also meet energy efficiency standards.

Further info:

- › **Consumer Affairs Victoria – minimum standards**
- › **Consumer Affairs Victoria – keeping the property safe**
- › **Consumer Affairs Victoria – gas, electrical and water safety standards**
- › **Residential Tenancies Act 1997**



