

Rental minimum standards

Rental providers (landlords) must make sure their property meets minimum standards at the time it's advertised or before they make an offer to lease it to you.

Minimum standards fall into 15 categories. Check these off the list below before you sign a rental agreement or request urgent repairs if you're already living in the property.

Minimum standards checklist

<input type="checkbox"/> Bathroom	<input type="checkbox"/> Lighting	<input type="checkbox"/> Ventilation
<input type="checkbox"/> Electrical safety	<input type="checkbox"/> Locks	<input type="checkbox"/> Vermin-proof bins
<input type="checkbox"/> Heating	<input type="checkbox"/> Mould and damp	<input type="checkbox"/> Windows
<input type="checkbox"/> Kitchen	<input type="checkbox"/> Structural soundness	<input type="checkbox"/> Window coverings
<input type="checkbox"/> Laundry	<input type="checkbox"/> Toilets	<input type="checkbox"/> Window covering anchors



Bathroom

A property's bathroom must have a sink, a shower or bath, and hot and cold water.

Showers must have a shower head with a 3-star water efficiency rating. If a rental provider can't install one – for example, because of the property's age – a shower head with a 1- or 2-star rating is acceptable.



Electrical safety

Rental properties must have modern switchboards with circuit breakers and electrical safety switches. Rental providers must hire an electrician to check this.



Heating

There must be a fixed heater in the main living area that's in good working order. For rental agreements starting from March 2023, this heater should be energy efficient. If an existing heater isn't energy efficient, the rental provider must upgrade it.

Under the standards, an energy-efficient fixed heater is either:

- a non-ducted air conditioner or heat pump with a 2-star or above energy rating
- a gas space heater with a 2-star or above energy rating
- a ducted heating or hydronic heating system with an outlet in the main living area
- a domestic solid fuel-burning appliance, such as a fireplace or wood-burning stove.



Kitchen

The property must have a kitchen with:

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

If there's an oven, it must be in good working order.



Laundry

If there's a laundry, the rental provider must ensure it's connected to a reasonable supply of hot and cold water.



Lighting

Interior rooms, corridors and hallways must have access to working lights. The property must have natural light during the day. This can include light coming from other rooms. At night, there should be access to artificial light.



Locks

External entry doors (other than screen doors) must have functional deadlocks or locks that people can unlock with a key from the outside. You must also be able to open these without a key from the inside.



Mould and damp

All rooms must be free from mould and damp caused by or related to the building structure.



Structural soundness

The property must be structurally sound and weatherproof.



Toilets

The toilet must be in good working order and connected to a sewerage or septic system.

The toilet must be in a separate room, either by itself or in an appropriate room like a bathroom or a combined bathroom–laundry.



Ventilation

All rooms must have adequate ventilation, including the bathroom, shower, toilet and laundry.



Vermin-proof bins

Rental providers must supply the renter with rubbish and recycling bins. Bins must be vermin-proof and meet council collection standards.



Windows

All external windows that people can open must have latches. The latches must secure the windows against outside entry. Windows that can open must also be able to be left in the open or closed position.



Window coverings

The property must have curtains or blinds in rooms used for living or sleeping. They must open and close, block light and maintain privacy.



Window covering anchors

All corded internal window coverings (such as blinds or curtains) must have an anchor installed to ensure the cords are secured or tensioned and can't form a loose loop.

Victorians can [order a free kit](#) from us or buy one from a hardware store.