RT Edgar

Compliance

Property Management

Compliance

In Victoria, minimum rental standards for rental properties are prescribed under the Residential Tenancies Regulations 2021 and made under the Residential Tenancies Act 1997. The minimum standards cover important requirements relating to amenities, safety and privacy. Rental providers have a duty to ensure their property meets these standards.

Minimum Standards

The regulations set minimum standards across 14 categories that all rental properties must meet before they can be advertised. Properties that don't comply may result in penalties for both the agency and the rental provider, including for failing to complete necessary repairs.

From 1 December 2025, an additional minimum standard will come into effect, making it the 15th minimum standard. From this date, all rental properties must have secured cords on internal window coverings to prevent them from forming loops.

Link for further information – Minimum Standards

Upcoming Minimum Energy Efficiency Standards – 2027

These upcoming laws will cover heating, cooling, hot water and shower heads, ceiling insulation and draughtproofing. Rental providers will be able to access rebates to make all required upgrades through the Victorian Energy Upgrades program.

Note: Rebates for ceiling insulation are expected to be available by early 2026.

Link for further information – Victorian Energy Upgrades program

Safety Checks

Rental providers must conduct various safety checks, including gas and electrical safety, smoke alarms and swimming pool barriers. Additionally, they are required to provide renters with a disclosure statement prior to leasing, detailing property information and the dates these checks were last completed.

Gas Safety Check

Gas safety checks are mandatory every two years for all gas installations and fittings. Gas appliances such as heaters, stoves and gas fired hot water systems, must be properly maintained. If gas appliances aren't maintained, they can cause carbon monoxide poisoning.

All Gas safety checks must be conducted by a licensed or registered gasfitter who is endorsed in the specialised class of Type A Gas Appliances Servicing – Gas Servicing Type A on the Plumbers Identity Card.

Link for further information – Gas Safety

Electrical Safety Check

Electrical safety checks are required every two years for all electrical installations and fittings.

All power outlets and electrical circuits in a rental premises must connect to both a switchboard-type circuit breaker that complies with AS/NZS 3000 and a switchboard-type residual current device that complies with AS/NZS 3190, AS/NZS 61008.1 or AS/NZS 61009.1.

Electricians must be licensed with Energy Safe Victoria as Registered Electrical Contractors (RECs). The safety check must be conducted by a licensed or registered electrician.

Link for further information – Electrical Safety

Smoke Alarm Safety Check

Smoke alarms are compulsory and must be installed in all Victorian residential properties. Rental providers must ensure their rental property is appropriately fitted with smoke alarms. Annual checks of smoke alarms are required by a suitably qualified person to ensure they are both installed correctly and operational.

Link for further information – Smoke Alarms and Fire Safety

Swimming Pool Barrier Safety Check

There are laws about swimming pool and spa safety in Victoria, including registration, inspection and certification requirements for property owners. Rental providers must maintain swimming pool barriers in compliance with the Building Regulations 2018.

Link for further information – Swimming Pools and Spas

Mandatory Disclosures

A Rental provider must provide a renter with a disclosure statement prior to starting a rental agreement. This statement includes information on property sale plans, past maintenance concerns like mold or defects, adherence to minimum standards, and the dates of recent safety checks.

Link for further information – Disclosure Statement

Non-Compliance by Rent Providers

There are significant penalties for failing to provide a property that meets minimum standards and consequences for not bringing a property up to minimum standards. The Victorian Government has introduced a Rental Taskforce that will conduct inspections to ensure these laws are being complied with. Consumer Affairs has a non compliant register that will list all Rent Providers who fail to comply with legislation on this public list for 3 years.

Links for further information – Rental Non-Compliance Register

Penalties – Renting

Please do not hesitate to contact RT Edgar for all your property requirements.