

Rental minimum standards

Your rental provider (landlord) must ensure the property meets minimum standards on or before the day you move in.

Minimum standards fall into 14 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.

	Bathroom
	Electrical safety
	Lighting
	Kitchen
	Laundry
	Locks
	Heating

	Mould and damp
	Structural soundness
	Toilets
	Ventilation
	Vermin-proof bins
	Window coverings
	Windows



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.



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.



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.



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 the door without a key from the inside.



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.



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.



Rubbish and recycling bins

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



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.

Make them safer by installing a [curtain and blind safety kit](#). You don't need your rental provider's permission to do so. You can order a free kit from Consumer Affairs Victoria or buy one from a hardware store.



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.

If the property doesn't meet minimum standards

If your rental property doesn't meet the standards before you sign a rental agreement, we encourage you to [report the advertised property](#).

If you've signed the agreement but haven't moved in, you can:

- end the rental agreement, or
- move in and request an [urgent repair](#).

If a property falls below minimum standards during a rental agreement, you can request urgent repairs.

Contact Consumer Affairs Victoria using its [complaint form](#) if your rental provider or agent hasn't organised a timely repair.

If a rental provider fails to repair the property

If you need urgent repairs and your rental provider doesn't respond, you can arrange them if they cost less than \$2,500. Your rental provider will need to reimburse you.

You can also seek help from [VCAT](#), which may arrange for you to put your rent money into a special account while awaiting repairs. This account holds your rent instead of giving it to your rental provider. After a certain time:

- If your rental provider arranges the repairs, they can ask VCAT to give them the rent from that account.
- If they haven't made the repairs and the property doesn't meet minimum standards, you can ask VCAT to repay you some or all the rent from that account.

If a rental provider doesn't make repairs due to financial hardship

If the rental provider claims they can't make repairs because of financial hardship, they must provide VCAT with evidence.

Further information and support

For more information about the rental minimum standards, visit consumer.vic.gov.au/rentalstandards

Contact us

If you need help understanding the rental minimum standards, please contact Consumer Affairs Victoria.



Submit an enquiry via forms.consumer.vic.gov.au/gef



1300 55 81 81
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(excluding public holidays)



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