

RT Edgar

2024
Compliance.

Property Management

Compliance

RT Edgar helps you meet your pre-lease requirements

Prior to leasing a property, Rent Providers must ensure their property meets current legislation requirements and provide details in a disclosure statement to prospective renters. RT Edgar can help you navigate these regulations and ensure you completely understand your obligations. We have qualified service providers that can assist in ensuring compliance for your property.

1. **The Residential Tenancies Regulations**

The Residential Tenancies Regulations 2021 came into effect on 29 March 2021. The laws expand the rights and responsibilities of renters (tenants) and rental providers (landlords).

2. **Minimum Standards**

Residential rental providers have particular responsibilities for building and plumbing-related matters. The regulations establish safety checks and minimum standards in 14 categories that all rental properties must meet. Non-compliance carries penalties, including for failure to make necessary repairs.

Link for further information – [Minimum Standards](#)

3. **Safety Checks**

The obligations, effective from March 29, 2021, apply to new rental agreements and any fixed term agreement over five years rolling over to a periodic tenancy after that date. 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 detailing property information, safety checks, and more.

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.

If a gas safety check has not been conducted within the last 2 years at the time a renter occupies the rental premises, a gas safety check is to be completed as soon as possible.

Before entering into a rental agreement, a rental provider must disclose to a renter the date of the last gas safety check, and any outstanding recommendations from the safety check.

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](#)

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3. Safety Checks Continued...

Electrical Safety Check

Electrical safety checks are required every two years for all electrical installations and fittings, to be carried out by a licensed electrician.

If an electrical safety check has not been conducted within the last 2 years at the time a renter occupies the rental premises, an electrical safety check is to be completed as soon as possible.

From 29 March 2023 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

Annual checks of smoke alarms are required to ensure they are both installed correctly and operational.

Swimming Pool Barrier Safety Check

Rental providers must maintain swimming pool barriers in compliance with the Building Regulations 2018.

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](#)

**Please do not hesitate to contact RT Edgar for all your
Compliance Queries.**