

Property conditions and standards

What is Fairer Safer Housing?

Fairer Safer Housing is the Victorian Government's plan to ensure people across the state have access to safe, affordable and secure housing.



The government is reviewing the *Residential Tenancies Act 1997* (RTA) to make sure it balances the rights and responsibilities of tenants and landlords.

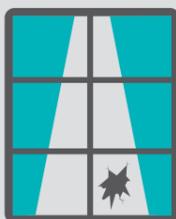
What are property conditions in the rental market?



Property conditions refer to the state of repair in which a rental property must be kept, and the standards it is required to meet.

Under the RTA, both tenants and landlords have rights and responsibilities related to:

- cleanliness, security and access to services such as utilities
- property modifications
- damage
- repairs and maintenance.



The RTA covers property conditions for general residential tenancies, rooming houses, caravan parks and moveable dwellings.



Legislation on building standards, energy efficiency and public health and wellbeing is outside the scope of this review.

Why is it important to regulate property conditions?



Property conditions in the rental market affect the safety, health, liveability and comfort of tenants' homes.

The RTA also sets out how tenants must care for the property and take responsibility for damage they cause. This supports landlords in maintaining a viable, stable rental investment.



Key issues for consideration

Issues that have been identified for consultation in relation to property conditions include:

- landlords' obligations to ensure rental properties are safe, secure and liveable, including whether minimum standards should be prescribed for private rental housing
- tenants' obligations to avoid damage to the property, other than fair wear and tear
- tenants' ability to make property modifications, including to support tenants with a disability
- whether standards of cleanliness, maintenance and repairs expected of both landlords and tenants should be clarified – including responsibility for types of maintenance not specified in the RTA, such as replacing smoke alarm batteries
- timeliness of repairs
- appropriate penalties for non-compliance.



Stakeholders' feedback on these issues will help to identify areas for reform, so that the regulation of property conditions in the RTA will be appropriate for the Victorian rental market.

