

IRS & REIV Rental Minimum Standards Checklist

The Rental Minimum Standards can be found in Schedule 4 of the Residential Tenancies Regulations 2021. Please note, some of the rental minimum standards will require the assessment and opinion of a suitably qualified person.

REIV Member number _____

The Property Address

Tenants Contact (Name) _____

Phone: _____

1. Toilets

1. Is there a toilet in good working order in the rented premises connected to?
 - a. A reticulated sewerage system?

Yes No
 - b. A wastewater treatment system permitted under the Code of practice - onsite wastewater management, published under the Environment Protection Act 1970?

Yes No
 - c. A system approved by the local council.

Yes No

(If the answers to (Toilets)(Q;1) (a), (b) and (c) are all "No", the premises does not comply with rental minimum standards)

2. Is the toilet in good working order:
 - a. in a room that is intended to be used as a toilet area, whether as a separate toilet or combined bathroom and laundry?

Yes No
 - b. in a separate enclosed structure that is intended to be used as a toilet area.

Yes No

(If the answers to (Toilets)(Q;2) (a), (b) are both "No", the premises does not comply with rental minimum standards)

Important to note: Are there flexible hoses connected to Cistern? If yes, please refer to the Flex hose check list at the back of this document to void potential flooding

2. Bathroom

1. Is there a bathroom in the rented premises connected to a reasonable supply of hot and cold water and containing a washbasin and a shower or bath?

Yes No

Important to note: Are there flexible hoses connected to taps in the vanity sink? If yes, please refer to the Flex hose check list at the back of this document to void potential flooding

2. If a shower is present, does it have a shower head:
- a. with a 3-star rating under the WELS scheme in the Water Efficiency Labelling and Standards Act 2005?

Yes No There is no shower

- b. with a one- or 2-star rating because one with a 3-star rating cannot be installed, or if installed will not operate effectively due to the age, nature, or structure of the plumbing.

Yes No There is no shower

(If the answers to (2 Bathroom) (Q;1) & (Q;2) (a) and (b) are "No", the premises does not comply with rental minimum standards)

3. Kitchen

1. Does the rented premises have?
- a. a dedicated area intended to be used for cooking and food preparation?

Yes No

- b. a sink in good working order that is connected to a reasonable supply of hot and cold water?

Yes No

- c. is the cooktop in good working order that has 2 or more burners.

Yes No

- d. If the rented premises does not have the above kitchen facilities, is it because the premises is a registered place and a permit to include the facilities was refused under the Heritage Act 2017.

Yes No

(If the answer to (3 Kitchen) (1)(a) (b) (c) and (d) is “No”, the premises does not comply with rental minimum standards)

2. If there is an oven at the rented premises, is it in good working order?

(Note – the standards do not require that there be an oven, but require that if there is one it must be in good working order)

Yes

No

There is no oven

(If the answer to (3 Kitchen) (2) is “No”, the premises does not comply with rental minimum standards)

Important to note: Are there flexible hoses connected to any taps at the Kitchen sink including the dishwasher? If yes, please refer to the Flex hose check list at the back of this document to void potential flooding

4. Laundry facilities

If there is a laundry facility in the rented premises, are they connected to reasonable supply of hot and cold water:

(Note – the standards do not require that there be laundry facilities, but require that if there are such facilities they must be connected to a reasonable supply of hot and cold water)

Yes

No

There are no laundry facilities

(If the answer is “No” the premises does not comply with rental minimum standards.)

Important to note: Are there flexible hoses connected to any taps at the laundry sink including the washing machine? If yes, please refer to the Flex hose check list at the back of this document to void potential flooding

5. Mould and dampness

Are all rooms in the rented premises free from mould or dampness caused by or related to the building structure?

Yes

No

(If the answer is “No”, the premises does not comply with rental minimum standards)

6. Electrical safety

(Note – compliance with this standard is only required on and from 29th March 2023.)

1. Are all power outlets and lighting circuits in the rented premises connected to?
 - a. a switchboard-type Circuit Breaker that complies with AS/NZS 3000, “Electrical Installations”, as published from time to time.

Yes

No

(If the answer is “No” the premises does not comply with rental minimum standards) If you are unsure, please contact IRS to arrange an inspection

- b. a switchboard-type Residual Current Device that complies with –
 - i. AUS/NZS 3190, “Approval and test specification – Residual current devices (current operated earth-leakage devices)”, as published from time to time; or
 - ii. AUS/NZS 61008.1, “Residual current operated circuit-breakers without integral overcurrent protection for household and similar uses (RCCBs): Part 1 General rules”, as published from time to time; or
 - iii. AUS/NZS 61009.1, “Residual current operated circuit breakers with integral overcurrent protection for household and similar uses (RCBOs) Part 1: General rules”, as published from time to time.

Yes

No

(If the answer is “No”, the premises does not comply with the rental minimum standards from 29th March 2023)

7. Lighting

1. Do the interior rooms, corridors and hallways of the rented premises have access to light, whether natural or artificial, which is appropriate for the function or use of those rooms?

Yes

No

(If the answer is “No” and the reason at (7 lighting) (1) does not apply, the premises does not comply with the rental minimum standards.)

2. Does each habitable room in the rented premises have access to –
 - a. natural light, including borrowed light from an adjoining room, during daylight hours, which is appropriate for the function of the room; and
 - b. artificial light during non-daylight hours which is sufficient for the function or use of the room?

Yes

No

(If the answer is “No” and the reason at (7 lighting) (2) does not apply, the premises does not comply with the rental minimum standards.)

3. If the answer to either question (6 lighting) (1) (2) above was “No”, was it because the premises is a registered place and an application to upgrade the lighting to the rental minimum standard has been refused under the Heritage Act 2017?

Yes No The answers to both (6 lighting) (1) (2) were “Yes”

(If the answer to either (7 lighting) (1) (2) was “No” and the answer to (6 lighting) (3) was also “No”, the premises does not comply with the rental minimum standards)

8. Ventilation

1. The building is a Class 1 building and each habitable room, bathroom, shower room, toilet, and laundry have ventilation that satisfies the specified Performance Requirements or Acceptable Construction Practice requirements. (Refer to Rental Minimum Standards)

Not a Class 1 building Yes No

(If the answer is “No”, the premises does not comply with rental minimum standards)

2. The building is a Class 2 building and each habitable room, bathroom, shower room, toilet, and laundry have ventilation that satisfies the specified Performance Requirements or the Deemed-to-Satisfy Provision requirements. (Refer to Rental Minimum Standards)

Not within Class 2 building Yes No

(If the answer is “No”, the premises does not comply with rental minimum standards)

9. Heating

1. This question is only applicable for the period 29 March 2021 until 28 March 2023 inclusive.

- a. If the rented premises is a Class 1 building, does it have a fixed heater in good working order in the main living area?

Not a Class 1 building Yes No

(If the answer is “No”, the premises does not comply with rental minimum standards)

- b. If the premises is a Class 1 building, is any fixed heater first installed in the main living area during this period an energy efficient fixed heater.

Not a Class 1 building No fixed heater Yes No

(If there is no fixed heater or if a fixed heater installed during this period is not an energy efficient fixed heater the premises does not comply with the rental minimum standards.)

2. This question is only applicable for the period 29 March 2021 until 28 March 2023 inclusive.

- a. If the rented premises is within a Class 2 building, does it have a fixed heater in good working order in the main living area?

Not within Class 2 building Yes No

(If the answer is “No” and the answer (9 Heating) (2)(c) below is also “No”, the premises does not comply with the rental minimum standards.)

- b. If the rented premises is within a Class 2 building, is any fixed heater first installed in the main living area during this period an energy efficient fixed heater?

Not within Class 2 building No fixed heater Yes No

(If the answer is “No” or there is no fixed heater, and the answer to (8 Heating) (2)(c) below is also “No”, the premises does not comply with the rental minimum standards.)

- c. If the rented premises is within a Class 2 building and there is no energy efficient fixed heater in the living area, would it be unreasonable to install an energy efficient heater?

Not within Class 2 building No

- Yes, as the cost would be significantly higher than the average price of installation in a Class 2 building OR owners corporation rules prohibit installation of the appliance OR compliance with any other Act or local law makes the installation prohibitive.**

(If the answer is “No”, the premises does not comply with rental minimum standards)

3. This question is only applicable on and from 29 March 2023.

- a. If the rented premises is a Class 1 building, does it have an **energy efficient fixed heater** in good working order in the main living area?

Not a Class 1 building Yes No



Fisher & Paykel



Haier



(If the answer is “No”, the premises does not comply with rental minimum standards)

- b. (b) If the rented premises is within a Class 2 building, does it have an **energy efficient fixed heater** in good working order in the main living area?

Not within Class 2 building Yes No

(If the answer is “No” and the answer to (9 Heating) (3)(c) below is also “No” the premises does not meet the rental minimum standards.)

- c. If the rented premises is within a Class 2 building and there is no **energy efficient fixed heater** in the main living area, would it be unreasonable to install an energy efficient fixed heater?

Not within Class 2 building **No**

Yes, as the cost would be significantly higher than the average price of installation in a Class 2 building **OR** owners corporation rules prohibit installation of the appliance **OR** compliance with any other Act or local law makes the installation prohibitive.

(If the answer is “No”, the premises does not comply with rental minimum standards)

- d. If the rented premises is within a Class 2 building and it would be unreasonable to install an energy efficient fixed heater in the main living area does the premises have a fixed heater in good working order in the main living area?

Not within Class 2 building or not unreasonable to install

Yes No

(If the answer is “No”, the premises does not comply with rental minimum standards)

If for any reason you are unsure as to whether the premises meets minimal standards, and you would like to engage with IRS to arrange a minimal standards inspection on your behalf please contact our office on **1300 415 214**

IRS REIV check list Overview for minimum standards

1. Toilets

The rented premises are to contain a toilet that is—

- a. in good working order, connected to—
 - i. a reticulated sewerage system; or
 - ii. a wastewater treatment system permitted under the Code of practice – onsite wastewater management, published under the Environment Protection Act 1970; or
 - iii. any other system approved by the local council; and
- b. either in—
 - i. a room that is intended to be used as a toilet area, whether as a separate toilet or bathroom or combined bathroom and laundry; or
 - ii. a separate enclosed structure that is intended to be used as a toilet area.

2. Bathroom facilities

In relation to bathroom facilities, the following amenities are to be provided in the rented premises—

- a. a bathroom connected to a reasonable supply of hot and cold water that contains a washbasin and a shower or bath.
- b. if a shower is present—
 - i. a shower head with a 3-star rating in the rating system referred to in regulation 23(1)(a); or
 - ii. a shower head with a one- or 2-star rating if a shower head with a 3-star rating—
 - a. cannot be installed; or
 - b. if installed, will not operate effectively due to the age, nature or structure of the plumbing of the premises.

3. Kitchen facilities

1. In relation to kitchen facilities, the following amenities are to be provided in the rented premises—
 - a. A dedicated area which is intended to be used for cooking and food preparation.
 - b. A sink in good working order that is connected to a reasonable supply of hot and cold water.
 - c. A cooktop in good working order that has 2 or more burners.
2. Subclause (1) does not apply if the rented premises is a registered place and a request for a permit to alter the relevant features of the premises to comply with this standard has been refused in accordance with Part 5 of the Heritage Act 2017.
3. Any oven at the rented premises must be in good working order.

4. Laundry facilities

Any laundry facilities present in the rented premises must be connected to a reasonable supply of hot and cold water.

5. Mould and dampness

Each room in the rented premises must be free from mould and damp caused by or related to the building structure.

6. Electrical safety

On and from 29 March 2023, in relation to electrical safety, all power outlets and lighting circuits in the rented premises are to be connected to—

- a. A switchboard-type Circuit Breaker that complies with AUS/NZS 3000, "Electrical Installations", as published from time to time; and
- b. A switchboard-type Residual Current Device that complies with—
 - i. AUS/NZS 3190, "Approval and test specification—Residual current devices (current operated earth-leakage devices)", as published from time to time; or
 - ii. AUS/NZS 61008.1, "Residual current operated circuit-breakers without integral overcurrent protection for household and similar uses (RCBOs): Part 1: General rules", as published from time to time; or
 - iii. AUS/NZS 61009.1, "Residual current operated circuit-breakers with integral overcurrent protection for household and similar uses (RCCBs) Part 1: General rules", as published from time to time.

7. Lighting

1. The interior rooms, corridors and hallways of the rented premises are to have access to light, whether natural or artificial, which provides a level of illuminance appropriate to the function or use of those rooms.
2. Each habitable room of the rented premises is to have access to—
 - a. natural light, including borrowed light from an adjoining room, during daylight hours, which provides a level of illuminance appropriate to the function or use of the room; and
 - b. artificial light during non-daylight hours which provides a level of illuminance appropriate to the function or use of the room.
3. Subclauses (1) and (2) do not apply if the rented premises is a registered place and a request for a permit to alter the relevant features of the premises to comply with the standard has been refused in accordance with Part 5 of the Heritage Act 2017.

8. Ventilation

1. If the rented premises is a Class 1 building, each habitable room, bathroom, shower room, toilet and laundry must have ventilation satisfying Performance Requirement P2.4.5 of the BCA Volume Two, or the Acceptable Construction Practice in Part 3.8.5 of the BCA Volume Two.
 - a. If the rented premises is within a Class 2 building, each habitable room, bathroom, shower room, toilet and laundry must have ventilation satisfying Performance Requirements FP4.3, FP4.4 and FP4.5 of the BCA Volume One, or the Deemed-to-Satisfy Provisions requirements in F4.5, F4.6 and F4.7 of the BCA Volume One

9. Heating

- a. On and from 29 March 2021 until 28 March 2023, in relation to heating in a Class 1 building—
 - a. a fixed heater in good working order is to be in the main living area of the rented premises; or
 - b. if a fixed heater has not been installed in the main living area of the rented premises on or by 29 March 2021, an energy efficient fixed heater in good working order is to be installed in the main living area of the rented premises.
- b. On and from 29 March 2021 until 28 March 2023, in relation to heating in a Class 2 building—
 - a. A fixed heater in good working order is to be in the main living area of the rented premises; or
 - b. if a fixed heater has not been installed in the main living area of the rented premises on or by 29 March 2021, an energy efficient fixed heater in good working order is to be installed in the main living area of the rented premises unless it would be unreasonable to install an energy efficient fixed heater.
- c. (3) On and from 29 March 2023, in relation to heating in a Class 1 building, an energy efficient fixed heater in good working order is to be installed in the main living area of the rented premises.
- d. On and from 29 March 2023, in relation to heating in a Class 2 building—
 - a. An energy efficient fixed heater in good working order is to be installed in the main living area of the rented premises unless it is unreasonable to install an energy efficient fixed heater; or
 - b. if it is unreasonable to install an energy efficient fixed heater in the main living area of the rented premises, a fixed heater in good working order is to be installed in the main living area of the rented premises.

- e. For the purposes of sub regulations (2)(b) and (4) it would be unreasonable to install an energy efficient fixed heater if—
- a. the cost of installation would be significantly higher than the average price of installation in a Class 2 building; or
 - b. Owners' corporation rules prohibit installation of the appliance; or
 - c. Compliance with any other Act or local law makes the cost of installation prohibitive.
- f. In this clause—

energy efficient fixed heater means—

- a. a non-ducted air conditioner or heat pump with a 2 star or above heating rating in the prescribed energy rating system for non-ducted air conditioners or heat pumps; or
- b. a gas space heater with a 2 star or above heating rating in the prescribed energy rating system for gas space heaters; or
- c. a ducted heating or hydronic heating system which has an outlet in the main living area of the rented premises; or
- d. a domestic solid fuel burning appliance.

fixed heater means a heater that is not designed or manufactured to be portable.