

Coad Real Estate

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coad^{real}
estate

RRP Disclosure

for

18 Webster Avenue, Blackburn 3130

This agreement is between **Coad Real Estate**
and **John Smith, Larry Johnson**.

Disclosures

This Disclosure Statement is now required to be provided to Renters when they first sign a new rental agreement outlining the property compliance with new legislation. Please complete the below questions to best of your knowledge or call us to discuss further.

Intention to Sell

Do you have any intention of selling the property or is the property currently on the market, in the process of being sold or subject to repossession proceedings by a mortgagee?
If yes, please provide details below.

☐ Yes

☐ No

Comments

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Homicide

Is the property or common property known to have been the location of a homicide in the last 5 years?

☐ Yes

☐ No

Comments

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Drug Contamination

Is the property known to be contaminated because of prior use of the premises for the trafficking or cultivation of a drug of dependence in the last 5 years?

☐ Yes

☐ No

Comments

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Safety Checks

Has the property had the required gas safety check, electrical safety check and pool barrier compliance check (if applicable) carried out?

If they have been carried out, please provide the dates of the latest applicable checks below.

☐ Yes

☐ No

Comments

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Building Defects/Safety Concerns

Are the rented premises or common property the subject of any notice, order, declaration, report or recommendation issued by a relevant building surveyor, municipal building surveyor, public authority or government department relating to any building defects or safety concerns associated with the rented premises or common property at the time of disclosure?

If yes, please provide further details and a description of the notice, order, declaration, report or recommendation below.

☐ Yes

☐ No

Comments

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Minimum Standards

Does the premises comply with the rental minimum standards?

The rental minimum standards are new regulations that came into effect on the 29th March 2021 and all rented premises must comply with important requirements relating to amenity, safety and privacy. Rental providers have a duty to ensure their property meets these standards.

Information on the specific requirements of the minimum standards can be found on the Consumer Affairs website (<https://www.consumer.vic.gov.au/housing/renting/changes-to-renting-laws/resources-for-practitioners/fact-sheet-26-rental-minimum-standards>).

If the premises does not meet any of the requirements, please provide details below.

☐ Yes

☐ No

Comments

Mortgagee Possession

Has a mortgagee commenced a proceeding to enforce a mortgage over the property or taking action for possession of the property?

☐ Yes

☐ No

Comments

Embedded Electricity Network

Is the electricity supplied to the property from an embedded electricity network?

(An embedded electricity network is a privately owned and managed electricity network that may often supply all premises within a specific area or building and connect to the national electric grid through a parent connection point.)

If the premises is part of an embedded electricity network, you must provide further information below about the network operator as it is required to be provided to the Renter.

Please provide the trading name, ABN and contact details (including phone number and website) of any embedded electricity network provider that is applicable to this property.

☐ Yes

☐ No

Comments

Mould or Dampness

In the last 3 years, has the property been subject to a repair notice relating to mould or damp in the premises caused by or related to the building structure?

☐ Yes

☐ No

Comments

Asbestos

Is the property known to have friable or non-friable asbestos based on an inspection by a suitably qualified person?

☐ Yes

☐ No

Comments

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Building/Planning Permit

Is the property known to be affected by a building or planning application that has been lodged with the relevant authority?

☐ Yes

☐ No

Comments

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Building Work Dispute

Is there a current domestic building work dispute under the Domestic Building Contracts Act 1995 which applies to or affects the rented premises?

☐ Yes

☐ No

Comments

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OC Dispute

Is there is a current dispute under Part 10 of the Owners Corporations Act 2006 which applies to or affects the rented premises?

☐ Yes

☐ No

Comments

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Heritage Register

Are the premises considered a registered place?

Registered Place meaning, a place included in the Heritage Register within the meaning of section 3(1) of the Heritage Act 2017.

☐ Yes☐ No

Comments

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Right To Let the Premises

Are you the owner of the property?

If no, please advise the specifics of your rights to let the property on the owners behalf.

☐ Yes☐ No

Comments

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Rental Minimum Standards

Does the premises comply with the rental minimum standards?

The rental minimum standards are new regulations that came into effect on the 29th March 2021 and all rented premises must comply with important requirements relating to amenity, safety and privacy. Rental providers have a duty to ensure their property meets these standards.

Information on the specific requirements of the minimum standards can be found on the Consumer Affairs website (<https://www.consumer.vic.gov.au/housing/renting/changes-to-renting-laws/resources-for-practitioners/fact-sheet-26-rental-minimum-standards>).

☐ Yes

☐ No

Comments

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Safety Check Recommendations

Are there any outstanding recommendations for work to be completed at the property from a gas safety check and electrical safety check?

☐ Yes☐ No

Comments

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Minimum Standards

Rental providers (landlords) must make sure a property meets minimum standards on or before the day a renter moves in.

The minimum standards apply to rental agreements that:

- started after 29 March 2021
- started before 29 March 2021 and roll over into periodic agreements on or after 29 March 2021.

Rolling over to a periodic agreement is considered starting a new agreement, even if occupancy began before 29 March 2021.

If the property does not meet minimum standards, the renter can request that the rental provider make repairs or changes before signing the agreement or before they move in.

If a rental agreement has been signed but the renter has not moved in yet, and the property does not meet minimum standards, the renter can:

- end the rental agreement immediately without fees by notifying the rental provider that the property does not meet minimum standards.
- move in anyway, then make a request for urgent repairs.

If a property falls below minimum standards any time during a rental agreement, the renter can make a request for urgent repairs to meet the standards.

The minimum standards are divided into 14 categories. All rental properties must meet the standards for each category.

Locks

The property's external entry doors must have functioning deadlocks or be fitted with locks that can be unlocked with a key from the outside but can be unlocked without one from the inside. The only cases where a deadlock doesn't have to be fitted to a door are when:

- a door cannot be secured with a deadlock - for example, because of its position
- it is a screen door in the same door frame as an external door
- a different type of lock or device is required under another Act or law
- the door is not directly accessible because there is another type of security barrier, such as a locked door to an apartment building, or a locked gate
- the property is registered under the Heritage Act 2017 and has an approved exemption from the standard.

Does your property meet the minimum standards for locks?

☐ Yes

☐ No

☐ Not applicable

Comments

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Vermin Proof Bins

Rental Providers must supply a rubbish bin and a recycling bin for the renter to use. The bins can be provided by the local council or purchased elsewhere, as long as they are vermin proof and meet council collection standards.

Does your property include the required bins to meet the minimum standards?

☐ Yes

☐ No

☐ Not applicable

Comments

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Toilets

The property's toilet must be in good working order and connected to either:

- pipes that carry the sewage to a treatment plant (a reticulated sewerage system)
- a wastewater treatment system permitted under the Code of practice – Onsite wastewater management at EPA Victoria
- any other system approved by the local council. The toilet must be in a separate room in the property, either by itself, or in an appropriate room like a bathroom or in a combined bathroom-laundry.

Does your property meet the minimum standards for toilets?

☐ Yes

☐ No

☐ Not applicable

Comments

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Bathroom

A rental property's bathroom must have a washbasin and a shower or bath, and be connected to a reasonable supply of hot and cold water. Showers must have a shower head with a 3-star water efficiency rating. If one cannot be installed, for example because of the property's age, then a shower head with a 1- or 2-star rating is acceptable.

Does your property meet the minimum standards for bathrooms?

☐ Yes

☐ No

☐ Not applicable

Comments

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Kitchen

The property must have a kitchen with:

- a dedicated cooking and food preparation area
- a sink in good working order connected to a reasonable supply of hot and cold water
- a stovetop in good working order that has two or more burners. If there is an oven, it needs to be in good working order. These requirements do not apply if the property is listed in the heritage register at Heritage Council Victoria and has an approved exemption from the standard.

Does your property meet the minimum standards for kitchens?

☐ Yes

☐ No

☐ Not applicable

Comments

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Laundry

If there is a laundry on the property, it must be connected to a reasonable supply of hot and cold water.

Does your property meet the minimum standards for laundries?

☐ Yes

☐ No

☐ Not applicable

Comments

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Structural soundness

The property must be structurally sound and weatherproof.

Does your property meet the minimum standards for structural soundness?

☐ Yes

☐ No

☐ Not applicable

Comments

Mould and damp

All rooms must be free from mould and damp caused by or related to the building structure.

Does your property meet the minimum standards to be free from mould or damp?

☐ Yes

☐ No

☐ Not applicable

Comments

Electrical safety

From 29 March 2023, all power outlets and lighting circuits in a rental property must be connected to:

- a switchboard type circuit breaker that complies with AS/NZS 3000 for wiring, and
- a switchboard type residual current device that complies with AS/NZS 3190 or AS/NZS 61008.1 or AS/NZS 61009.1.

Does your property meet the minimum standards for electrical safety?

☐ Yes

☐ No

☐ Not applicable

Comments

Window Coverings

From 29 March 2022, windows in rooms likely to be used as bedrooms or living areas must be fitted with curtains or blinds that can be closed, block light and provide privacy.

Does your property meet the minimum standards for window coverings?

☐ Yes

☐ No

☐ Not applicable

Comments

Windows

All external windows in a rental property that can be opened must be lockable. They must also be able to be left open or closed. If the window can't have a lock fitted, it must have a functioning latch to keep it closed.

Does your property meet the minimum standards for windows?

☐ Yes

☐ No

☐ Not applicable

Comments

Lighting

Inside rooms, corridors and hallways must have access to light to make the areas functional. During the day, natural light can include light borrowed from an adjoining room and at night, renters should have access to artificial light.

These requirements do not apply if the property is registered under the Heritage Act 2017 and has an approved exemption from the standard.

Does your property meet the minimum standards for lighting?

☐ Yes

☐ No

☐ Not applicable

Comments

Ventilation

Rental properties must have adequate ventilation in all rooms including the bathroom, shower, toilet and laundry.

The property must meet the appropriate ventilation requirements of the Building Code of Australia, which are different for different kinds of properties. You can search resources in the Australian Building Codes Board resources library (<https://www.abcb.gov.au/Resources/All-Resources>).

Does your property meet the minimum standards for ventilation?

☐ Yes

☐ No

☐ Not applicable

Comments

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Heating

Rental properties must have a fixed heater (not portable) in good working order in the main living area. If a fixed heater has not been installed in the main living area by 29 March 2021, the rental provider must install an energy efficient heater.

From 29 March 2023, the heater must also meet energy efficiency standards. This means that if a renter enters into a rental agreement from 29 March 2023, there must be a fixed energy efficient heater in the main living area. If there is an existing fixed heater that is not energy efficient, the rental provider must upgrade it.

An energy efficient fixed heater must be one of the following:

- 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. In some apartment blocks it may not be practical to install an energy efficient heater - because of owner's corporation rules, or costs, for example. It may be unreasonable to install an energy efficient heater because:
 - it would cost more:
 - than the average cost of installation
 - to meet other Acts or local laws
 - owners corporation rules prohibit it. If this is the case, the rental provider must still install a fixed heater in the main living area. If a rental provider considers that it would be unreasonable to install an energy efficient fixed heater, they should:
 - have evidence to show that it is unreasonable, and
 - let the renter know before they enter into a rental agreement. You can download our guide for more information: <https://www.consumer.vic.gov.au/library/publications/housing-and-accommodation/renting/minimum-rental-standards-for-heating--residential-tenancies-regulations-2021.docx>.

Does your property meet the minimum standards for heating?

- ☐ Yes
- ☐ No
- ☐ Not applicable

Comments

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Rental Provider Signature

Rental Provider : **John Smith**

Sign here: _____ Date: _____

Preview