Rental Minimum Standards Checklist



Property Address	200 Sample Street, Richmond 3121
Work Order	#45301
Inspected By	Mr Compliance - RMS
Inspection Date	16 Apr 2025

Important Details

This report has been prepared in line with Victoria's Rental Minimum Standards — the baseline requirements that help ensure every rental home is safe, secure and comfortable to live in. These standards are set out in Schedule 4 of the Residential Tenancies Regulations 2021.

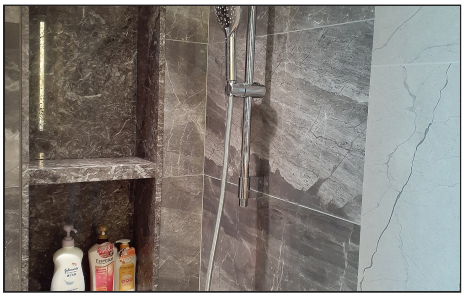
Bathroom

SECTION RESULT
No

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 3-star shower head can't be installed, for example because of the property's age, then a shower head with a 1- or 2-star rating is acceptable.

ITEM	RESULT	COMMENTS
Is there a washbasin in the bathroom?	**Yes**	2 bathrooms and 1 ensuite
Is there a shower or bath?	**Yes**	
Is hot and cold water available and working?	**Yes**	
Is the shower head water-efficient or clearly unable to be upgraded?	**No**	Ensuite shower head leaking — requires a new shower head

Inspector's notes — section: Ensuite shower head leaking requires a new shower head.





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Property Inspection Manager

Electrical Safety

SECTION RESULT
No

Rental properties must have modern switchboards with circuit breakers and electrical safety switches. Rental providers must hire an electrician to check this.

ITEM	RESULT	COMMENTS
Are circuit breakers and electrical safety switches present?	**No**	No details provided of the last electrical safety check (due every 2 years)

Inspector's notes — section: Rental providers must hire an electrician to check and must provide a certificate every 2 years.



Heating

SECTION RESULT
No

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, and if an existing heater isn't, the rental provider must upgrade it.

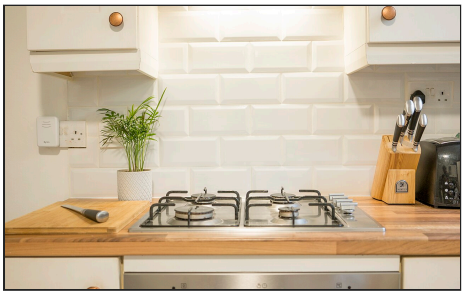
ITEM	RESULT	COMMENTS
Is there a fixed heater in the main living area?	**No**	Ducted gas heating present, not confirmed in the main living area
Is the heater operational?	**Yes**	
Does it appear safe and permanently installed?	**Yes**	

Kitchen

SECTION RESULT
Yes

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, and a stovetop in good working order with two or more burners. If there's an oven, it must be in good working order.

ITEM	RESULT	COMMENTS
Is there a dedicated cooking and food preparation area?	**Yes**	
Is the kitchen sink working with hot and cold water?	**Yes**	
Does the stovetop have two or more working burners?	**Yes**	
If there is an oven, is it in good working order?	**Yes**	

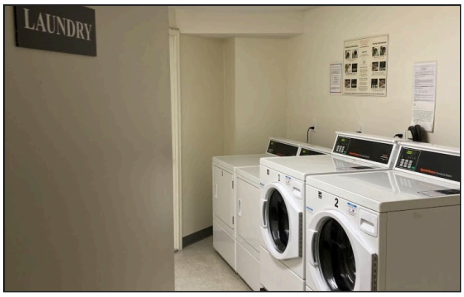


Laundry

SECTION RESULT
Yes

If there's a laundry, you must ensure it's connected to a reasonable supply of hot and cold water.

ITEM	RESULT	COMMENTS
Is there a laundry on the property?	Yes	
If yes, are hot and cold water connected?	Yes	



Lighting

SECTION RESULT
Yes

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.

ITEM	RESULT	COMMENTS
Do rooms, corridors and hallways have working artificial light?	Yes	
Is there adequate natural light during the day?	Yes	

Locks

SECTION RESULT
No

External entry doors (other than screen doors) must have functional deadlocks or locks that people can unlock with a key from the outside. These must be able to open without a key from the inside.

ITEM	RESULT	COMMENTS
Do external entry doors have functional locks or deadlocks?	No	Front entry deadlock installed. Rear entry key lock only. Laundry door is a key lock only, not a deadlock — upgrade required.
Can doors be unlocked from outside with a key?	Yes	
Can occupants exit from inside without a key?	Yes	

Inspector's notes — section: Laundry door is fitted with a key lock only, not a deadlock — upgrade required.



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Mould and Damp

SECTION RESULT
No

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

ITEM	RESULT	COMMENTS
Are rooms free from visible mould?	No	Ensuite bathroom has visible mould around the window
Are rooms free from damp patches or moisture damage?	Yes	
Is any mould or damp unrelated to building structure clearly documented?	Yes	Lack of ventilation — area is to be cleaned



Structural Soundness

SECTION RESULT
Yes

The property must be structurally sound and weatherproof.

ITEM	RESULT	COMMENTS
Does the property appear structurally sound?	Yes	
Is the property weatherproof in rain and wind?	Yes	
Are stairs, decks, rails and floors safe and stable?	Yes	

Toilets

SECTION RESULT
Yes

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.

ITEM	RESULT	COMMENTS
Is the toilet in good working order?	Yes	3 toilets on the property
Is it connected to an approved sewerage or wastewater system?	Yes	Approved by the local council
Is it located in a separate or appropriate room?	Yes	



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Ventilation

SECTION RESULT
Yes

All rooms must have adequate ventilation, including the bathroom, shower, toilet and laundry.

ITEM	RESULT	COMMENTS
Do habitable rooms have adequate ventilation?	Yes	
Do bathroom, shower, toilet and laundry areas ventilate properly?	Yes	
Are fans, vents and openable windows working?	Yes	

Vermin-Proof Bins

SECTION RESULT
Yes

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

ITEM	RESULT	COMMENTS
Are rubbish and recycling bins supplied?	Yes	All council bins onsite
Are bins vermin-proof with working lids?	Yes	
Do bins meet local council collection standards?	Yes	



Window Covering Anchors

SECTION RESULT
Yes

All corded internal window coverings must have an anchor installed so cords cannot form a loose loop.

ITEM	RESULT	COMMENTS
Do all corded internal window coverings have anchors installed?	Yes	Cord safety clips installed
Are cords secured so loops cannot form?	Yes	
Are anchors fixed firmly and in a suitable position?	Yes	

Window Coverings

SECTION RESULT
Yes

The property must have curtains or blinds in rooms used for living or sleeping. They must open and close, block light and maintain privacy.

ITEM	RESULT	COMMENTS
Do bedrooms and living areas have curtains or blinds?	Yes	
Can the coverings open and close?	Yes	
Do they block light and provide privacy?	Yes	

Windows

SECTION RESULT
Yes

All external windows that people can open must have latches that secure against outside entry, and can stay open or closed.

ITEM	RESULT	COMMENTS
Do all openable external windows have functioning latches?	Yes	
Can each openable window be secured against outside entry?	Yes	
Can openable windows stay in the open or closed position?	Yes	