

Rental provider rental premises self assessment checklist.

This checklist is provided to assist you in the preparation of your rental property so that all minimum standards and safety standards required by residential tenancy laws are met.

Once this checklist has been completed we recommend you contact your Property Manager to discuss what actions, if any, are required to met these standards.

Property address: _____

Rental provider name/s: _____

Keys

Keys are to be supplied to all renters free of charge.

Number of key sets provided: _____ Number of garage remotes provided: _____

Required actions:

Locks

All external doors must be secured with a functioning deadbolt.

Front door Yes No

Back door Yes No

Side door Yes No

Required actions:

Bins

Vermin-proof bins have been provided.

Hard waste Yes No

Recycling Yes No

Garden waste Yes No

Required actions:

Toilets

All toilets at the property must be in good, working order Yes No

Required actions:

Bathrooms

All bathrooms have a reasonable supply of both hot and cold water and all shower heads installed have at least a 3-star water rating.

Wash basin Yes No

Shower Yes No

Bath Yes No

Required actions:

Kitchen

The below appliances have been provided and are in good, working order.

Stove with a reasonable supply of both hot and cold water Yes No

Stove with at least 2 burners Yes No

Oven Yes No

Required actions:

Laundry

A reasonable supply of both hot and cold water is provided Yes No

Required actions:

Structure

The property is structurally sound and weatherproof Yes No

Required actions:

Mould

All rooms are free of mould and dampness

Yes No

Required actions:

Electrical

All power outlets and lighting circuits in the premises must be connected to:

A switchboard circuit breaker that complies with standard

Yes No

A switchboard Residual Current Device that complies with standard

Yes No

Required actions:

Coverings

Rooms likely to be used as a bedroom or a living area are fitted with a curtain or blind that reasonably blocks out light, provides reasonable privacy and can be opened and closed.

Bedroom(s) Yes No

Living/Lounge Yes No

Required actions:

Windows

All external windows which are capable of opening and closing must:

Be able to be set in closed or open position Yes No

Have lock (where possible), bolt or functional latch Yes No

Required actions:

Lighting

Interior rooms, corridors and hallways must have access to light – whether natural or artificial – that provides an appropriate level of light for the use or the function of the space.

Bedroom(s) Yes No

Kitchen Yes No

Bathroom(s) Yes No

Laundry Yes No

Hallway(s) Yes No

Toilet(s) Yes No

Required actions:

Ventilation

Each room; including bathroom, toilet and laundry has appropriate ventilation.

Bedroom(s) Yes No

Kitchen Yes No

Bathroom(s) Yes No

Laundry Yes No

Hallway(s) Yes No

Toilet(s) Yes No

Required actions:

Heating

Class 1 buildings. In the main living area of the premises, a fixed heater in good working order is installed, and is an energy efficient, fixed heater. Yes No

Class 2 buildings. In the main living area of the premises, a fixed heater in good working order is installed, and is an energy efficient, fixed heater. Yes No

If deemed unreasonable to install, make a detailed note of the reason below.

Note:

Electrical

Electrical safety check has been completed in the last two years. Yes No

Electrician name: _____ Date of Cert of Compliance: _____

Note:

Gas safety

Gas safety check has been completed in the last two years. Yes No

Plumber name: _____ Date of Cert of Compliance: _____

Note:

Smoke alarms

Smoke alarms are installed in the property to standard. Yes No

Smoke alarms tested annually according to manufacturer instructions. Yes No

Tester name: _____ Date of Cert of Compliance: _____

Information sheet available detailing how each smoke alarm operates, how to test the each smoke alarm and the renter's obligations not to tamper with the smoke alarms and to report if the smoke alarm is not in working order.

Required actions:

Pool safety

Swimming pool is registered with local council. Yes No Date of registration: _____

Pool barrier/fence has been inspected. Yes No

Inspector name: _____ Date of Cert of Compliance: _____

Required actions:

Bush fire safety

Water tank and infrastructure is maintained and in good condition. Yes No

Water tank was full at commencement of last rental agreement. Yes No

Required actions:

Signed by rental provider: _____ Date: _____