



Rental Minimum Standards Report

Inspection Date: 7 Jul 2021

Property Address: South Yarra



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If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.

Inspection Details

Property Address: South Yarra

Date: 7 Jul 2021

Client

Name: Private

Email Address: private

Phone Number: Private

Consultant

Name: Mason Camilleri

Email Address: les@masterpropertyinspections.com.au

Licence / Registration Number: Lic A63493

Company Name: Master Property Inspections

Company Address: Essendon Victoria 3040

Company Phone Number: 03 93373884

General description of property

Building Type: Apartment

Gradient: Not Applicable

Site drainage: Not Applicable

Primary method of construction

Main building – floor construction: Suspended slab

Main building – wall construction: Brick veneer, Internal gypsum plasterboard

Main building – roof construction: Timber framed, Pitched roof, Finished with roofing tiles

Other timber building elements: Not Applicable

Other building elements: Garage

Special conditions or instructions

Special requirements, requests or instructions given by the client or the client's representative -

There are no special conditions or instructions

Accessibility

Areas Inspected

The inspection covered the Readily Accessible Areas of the property. Please note obstructions and limitations to accessible areas for inspection are to be expected in any inspection.

- Building interior
- Building exterior

The inspection does not include areas which are inaccessible due to obstructions, or where access cannot be gained due to unsafe conditions.

Obstructions and Limitations

The following obstructions may conceal defects:

- Brickwork
- Built-in cupboards
- Ceilings
- Paved areas abutting the building
- Above safe working height
- Appliances and equipment
- Cupboard areas
- such as sink areas
- bathroom cupboards and similar
- Wardrobes
- as general clothing
- boxing or similar
- obscured inspection to these areas

Obstructions increase the risk of undetected defects, please see the overall risk rating for undetected defects.

Summary

SUMMARY INFORMATION: The summary below is used to give a brief overview of observations made in each inspection area. The items listed in the summary are noted in detail under the applicable sub headings within the body of the report. The summary is NEVER to be relied upon as a comprehensive report and the client MUST read the entire report and not rely solely on this summary. If there is a discrepancy between the information provided in this summary and that contained within the body of the Report, the information in the body of the Report shall override this summary. (See definitions & information below the summary to help understand the report)

Compliant items

Found

Evidence of non compliant items

Not Found

Not applicable items

Found

Additional specialist inspections

The following inspections / reports are recommended

Not Applicable

Significant Items

Compliant

Compliant 1.01

Location: Rental Minimum Standards

Finding: 1 - Locks

1. Deadlocks

The Residential Tenancies Act 1997 requires that all external doors able to be secured with a functioning deadlock are so secured. On doors where an external door cannot be secured with a functioning deadlock (other than for a reason exempted by the Act) the Rental Minimum Standards apply.

(1) *Deadlocks are fitted to all external doors (all external doors other than any screen door attached to an external door)

Yes

*The door is fitted with a locking device that is operated by a key from the outside and may be unlocked from the inside with or without a key.

◆ (If the answers to 1(1)(a), (b) and (c) are all “No”, the premises does not comply with rental minimum standards)

If answer to 1 (a) is Yes...

(2) Locks on external entry doors not able to be secured with a functioning deadlock (other than any screen door attached to an external door)

Yes

=====

- ◆ Regulation Standards.
- ◆ Schedule 4—Rental minimum standards.

1 Locks

(1) All external entry doors to the rented premises which are not able to be secured with a functioning deadlock, other than any screen door attached to an external door, must at least be fitted with a locking device that—

- (a) is operated by a key from the outside; and
- (b) may be unlocked from the inside with or without a key. (2) Subclause (1) does not apply—
 - (a) to a public lobby door that opens to common property; or
 - (b) 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.

Compliant 1.02

Location: Rental Minimum Standards

Finding: 2 - Vermin Proof Bins

(1) Is there a rubbish bin for use by the renter, either provided by the local council, or vermin proof and compatible with local council collection?

Yes

(2) Is there a recycling bin for use by the renter, either provided by the local council, or vermin proof and compatible with local council collection?

Yes

=====

◆ Regulation Standards.

◆ Schedule 4 – Rental minimum standards.

2 Vermin proof bins

A rubbish bin and a recycling bin are to be supplied for use by the renter of the rented premises which are—

(a) provided by the local council; or

(b) vermin proof and compatible with local council collection.

Compliant 1.03

Location: Rental Minimum Standards

Finding: 3 - Toilets

(1) Is there a toilet in good working order in the rented premises connected to: (a) a reticulated sewerage system?

Yes

(b) a wastewater treatment system permitted under the Code of practice - onsite wastewater management, published under the Environment Protection Act 1970?

Yes

(c) a system approved by the local council?

Yes

◆ (If the answers to (3)(1)(a), (b) and (c) are all "No", the premises does not comply with rental minimum standards)

(2) Is the toilet that is 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

(b) in a separate enclosed structure that is intended to be used as a toilet area?

Yes

◆ (If the answers to (3)(1)(a), (b) and (c) are all "No", the premises does not comply with rental minimum standards)

- =====
- ◆ Regulation Standards.
 - ◆ Schedule 4—Rental minimum standards.

3 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.

Compliant 1.04

Location: Rental Minimum Standards

Finding: 4 - Bathroom Facilities

(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

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

(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

(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.

No

◆ If the answers to (4)(2)(a) and (b) are both "No", the premises does not comply with rental minimum standards)

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◆ Regulation Standards.

◆ Schedule 4—Rental minimum standards.

4 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.

Compliant 1.05

Location: Rental Minimum Standards

Finding: 5 - Kitchen Facilities

(1) Does the rented premises have:

(a) a dedicated area intended to be used for cooking and food preparation?

Yes

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

Yes

(c) a cooktop in good working order that has 2 or more burners.

Yes

(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.

No

◆ (If the answer to (5)(1)(a), (b) or (c) is “No” and the answer to 5(1)(d) is also “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

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

=====

◆ Regulation Standards.

◆ Schedule 4—Rental minimum standards.

5 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.

Compliant 1.06

Location: Rental Minimum Standards

Finding: 6 - Laundry Facilities

If there are laundry facilities in the rented premises, are they connected to a 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

=====

- ◆ Regulation Standards.
- ◆ Schedule 4—Rental minimum standards.

6 Laundry facilities

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

Compliant 1.07

Location: Rental Minimum Standards

Finding: 7 - Structural Soundness

(1) Is the rented premises structurally sound?

Yes

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

(2) Is the rented premises weatherproof?

Yes

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

=====

- ◆ Regulation Standards.
- ◆ Schedule 4—Rental minimum standards.

7 Structural soundness

The rented premises are to be structurally sound and weatherproof.

Compliant 1.08

Location: Rental Minimum Standards

Finding: 8 - Mould and Dampness

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

Yes

=====

- ◆ Regulation Standards.
- ◆ Schedule 4—Rental minimum standards.

8 Mould and dampness

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

Compliant 1.09

Location: Rental Minimum Standards

Finding: 10 - Window Coverings

(Note – compliance with this standard is only required on and from 29th March 2022.)

Is each window in a room that is likely to be used as a bedroom or living area fitted with a curtain or blind that can be opened or closed by the renter to reasonably block light and provide reasonable privacy to the renter.

Yes

=====

- ◆ Regulation Standards.
- ◆ Schedule 4—Rental minimum standards.

10 Window coverings

On and from 29 March 2022, each window in a room at the rented premises that is likely to be used as a bedroom or as a living area is to be fitted with a curtain or blind that can be opened or closed by the renter to—

- (a) reasonably block light; and
- (b) provide reasonable privacy to the renter.

Compliant 1.10

Location: Rental Minimum Standards

Finding: 12 - 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

◆ (If the answer is “No” and the reason at 12(3) 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

◆ (If the answer is “No” and the reason at 12(3) does not apply, the premises does not comply with the rental minimum standards.)

(3) If the answer to either question 12(1) or 12(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?

The answers to both 12(1) and 12(2) were “Yes”

◆ (If the answer to either 12(1) or 12(2) was “No” and the answer to 12(3) was also “No”, the premises does not comply with the rental minimum standards)

● Additional Information -

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◆ Regulation Standards.

◆ Schedule 4—Rental minimum standards.

12 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.

Compliant 1.11

Location: Rental Minimum Standards

Finding: 13 - 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)

Yes

=====

- ◆ Regulation Standards.
- ◆ Schedule 4—Rental minimum standards.

13 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.

(2) 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.

Compliant 1.12

Location: Rental Minimum Standards

Finding: 11 - Windows
11 - Windows

(1) Are all external windows in the rented premises that are capable of opening able to be set in a closed or open position?

Yes

(2) Do all external windows in the rented premises that a capable of opening have a functioning latch, window lock or bolt to secure them against external entry?

Yes

=====

- ◆ Regulation Standards.
- ◆ Schedule 4—Rental minimum standards.

11 Windows

(1) All external windows in the rented premises that are capable of opening must be able to be set in a closed or open position.

(2) All external windows in the rented premises which are capable of opening must have a functioning latch to secure the windows against external entry.

Note

A window lock or bolt will meet the minimum standard referred to in subclause (2).

Non compliant

No evidence was found

Not applicable

Not applicable 3.01

Location: General

Finding: Electrical Safety and Gas/Plumbing Compliance - NOT INCLUDED IN THIS REPORT.
ELECTRICAL SAFETY REPORT and the GAS/PLUMBING SAFETY REPORT is outside the scope of this report and MUST be conducted by licensed and registered trades.

This report is very specific to the RENTAL MINIMUM STANDARDS and is a VISUAL INSPECTION of the property.

Not applicable 3.02

Location: Rental Minimum Standards

Finding: 9 - Electrical Safety

- =====
- ◆ Regulation Standards.
 - ◆ Schedule 4—Rental minimum standards.

9 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 AS/NZS 3000, "Electrical Installations", as published from time to time; and
- (b) a switchboard-type Residual Current Device that complies with—
 - (i) AS/NZS 3190, "Approval and test specification—Residual current devices (current operated earth-leakage devices)", as published from time to time; or
 - (ii) AS/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) AS/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.

Not applicable 3.03

Location: Rental Minimum Standards

Finding: 14 - Heating

- =====
- ◆ Regulation Standards.
 - ◆ Schedule 4—Rental minimum standards.

14 Heating

(1) 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.

(2) 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.

(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.

(4) 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.

(5) For the purposes of subregulations (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.

(6) 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.

Additional comments

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This Inspection and Report for this property is limited to and in accordance and the requirements with the Residential Tenancies Regulations 2021 and set out in the Australian/New Zealand Standard AS/NZS 3019 - *SCHEDULE 4 — RENTAL MINIMUM STANDARDS (Regulation 29)

AS THIS IS A LIMITED INSPECTION. Where there maybe a Major Structural Defect, Safety Hazard and/or Minor Defect that is outside the scope of this report, we HIGHLY RECOMMEND you seek further advice from a Building Consultant such as our company (Master Property Inspections or Similar) for a further inspection and report in accordance and requirements with the Australian Standards for prepurchase building inspections (AS 4349.0-2007) & (AS 4349.1-2007).

A further building inspection will provide you with further detailed specific damages to this property where applicable, for maintenance purposes and/or further deterioration to the property.

Please do not hesitate to contact Les Camilleri from Master Property Inspections for further information on 0411807766.

For your information

For your information 4.01

Location: General

Finding: General Site Photos

General site photos and other areas of interest are provided for your general reference.



For your information 4.02

Location: Site

Finding: Obstructions and Limitations

These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection.

These obstructions can hide an array of defects such as minor defects , major defects , safety hazards, but not limited to.

Whilst we have taken many photos of the home and surroundings of the obstructions and limitations, there may be some areas not photographed for reasons of difficulty and/or hard to reach areas.

These photos in the report are for you to understand the type of obstructions and limitations on site, that restricted our inspection process.

Once the property is emptied, a re-inspection is at the client's discretion.





Conclusion

Building consultant's summary

◆ **OVERALL REPORT - COMPLIES.**

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This report HAS PASSED all items and therefore DOES COMPLY with the Schedule 4 - RENTAL MINIMUM STANDARDS.

Terms on which this report was prepared
