Victorian Rental Minimum Standards Checklist

All 15 current standards, plus the 2027 energy efficiency standards

minimumstandardschecklist.com.au
Free printable checklist

Property address: _____ **Date:** _____ **Inspected by:** _____

Tick **Pass** or **Fail** for each item — leave both blank if it doesn't apply to this property. Record every fail on the notes page and photograph it. The standards that start in 2027 are on page 4.

1 · Bathrooms — check each bathroom and ensuite

	PASS	FAIL
Washbasin The bathroom must have a washbasin connected to the water supply.	☐	☐
Shower or bath The bathroom must have a functioning shower or bath.	☐	☐
Hot and cold water The bathroom must be connected to a reasonable supply of both hot and cold water.	☐	☐
Shower head (minimum 3-star) Showers must have a shower head with a 3-star water efficiency (WELS) rating. If one cannot be installed — for example because of the property's age — a 1- or 2-star rating is acceptable.	☐	☐

2 · Electrical safety

	PASS	FAIL
Modern switchboard with circuit breakers The property must have a modern switchboard fitted with circuit breakers.	☐	☐
Safety switches installed Electrical safety switches (RCD, RCCB or RCBO) must be installed and operational. This standard commenced 29 March 2023.	☐	☐

3 · Heating

	PASS	FAIL
Fixed heater in main living area The property must have a fixed heater (not portable) in good working order in the main living area.	☐	☐
Energy-efficient heater For rental agreements entered into from 29 March 2023, the heater must be energy efficient — for example a non-ducted air conditioner or heat pump with a 2-star or higher energy rating, or an equivalent efficient gas or electric heater.	☐	☐

4 · Kitchen

	PASS	FAIL
Cooking and food preparation area The property must have a dedicated area for cooking and preparing food.	☐	☐
Sink with hot and cold water The kitchen must have a sink connected to a reasonable supply of hot and cold water.	☐	☐
Stovetop (minimum two burners) The kitchen must have a stovetop with a minimum of two burners in working order.	☐	☐
Oven (if provided) If an oven is provided, it must be in good working order.	☐	☐

5 · Laundry

	PASS	FAIL
Hot and cold water connection If the property has a laundry, it must be connected to a reasonable supply of hot and cold water. A laundry isn't mandatory — but if it's there, the connections must work.	☐	☐

6 · Lighting

	PASS	FAIL
Interior room lighting All interior rooms, corridors and hallways must have working lights.	☐	☐
Natural daylight The property must have access to natural daylight throughout.	☐	☐
Artificial lighting Artificial lighting must be available for use at night.	☐	☐

7 · Locks

	PASS	FAIL
External door deadlocks All external entry doors must have a functioning deadlatch with a minimum of one cylinder, or an equivalent lock operable by key from the outside.	☐	☐
Openable from inside without a key All external doors must open from the inside without a key, so occupants can exit safely in an emergency.	☐	☐

8 · Mould and damp

	PASS	FAIL
Rooms free from mould All rooms must be free from mould caused by, or related to, the building structure.	☐	☐
Free from structural damp The property must be free from damp caused by rising damp, leaking roofs, broken pipes or poor drainage.	☐	☐

9 · Structural soundness

	PASS	FAIL
Structurally sound The building structure — walls, floors, ceilings, roof and stairs — must be in good repair and not likely to cause injury to occupants.	☐	☐
Weatherproof The property must be weatherproof, protecting occupants from the elements.	☐	☐

10 · Toilets

	PASS	FAIL
Functioning toilet The property must have a flushing toilet in good working order.	☐	☐
Connected to sewerage or septic The toilet must be connected to the sewerage system or a septic tank, in a room or area that provides privacy.	☐	☐

11 · Ventilation

	PASS	FAIL
Adequate ventilation in all rooms All rooms must have adequate ventilation via openable windows, vents, exhaust fans or other mechanical ventilation.	☐	☐
Wet areas ventilated Bathrooms, showers, toilets and laundry areas must each be ventilated by a window, vent or exhaust fan.	☐	☐

12 · Vermin-proof bins

	PASS	FAIL
Rubbish bin supplied The rental provider must supply a rubbish bin that is vermin-proof and compliant with local council collection requirements.	☐	☐
Recycling bin supplied The rental provider must supply a recycling bin that is vermin-proof and compliant with local council collection requirements.	☐	☐

13 · Windows

	PASS	FAIL
Functional window latches All external windows that can open must have functional latches.	☐	☐
Latches secure against entry Window latches must secure the window against unauthorised entry.	☐	☐

14 · Window coverings

	PASS	FAIL
Curtains or blinds in living rooms and bedrooms All rooms used for living and sleeping must have curtains or blinds installed.	☐	☐
Open and close properly All window coverings must be able to be opened and closed.	☐	☐
Block light and provide privacy Window coverings must block light and provide privacy when closed.	☐	☐

15 · Window covering anchors — standard applies from 1 December 2025

	PASS	FAIL
Cord anchors installed All corded internal window coverings — such as blinds and curtains with cords — must have an anchor installed to secure the cords.	☐	☐
Cords secured (no loops) Cords must be secured by the anchor so they cannot form a loop — a child-safety requirement.	☐	☐

Upcoming standards for 2027

Energy efficiency standards. Optional for now: check early if you choose

Not in force yet. Use this page if you want to check a property early, before each start date. These results are separate from the 15 current standards on pages 1 to 3. Leave both boxes blank where a standard doesn't apply to the property or its rental agreement. **New agreements** means a rental agreement entered into or created on or after the start date, including a fixed term that converts to month-to-month from that date.

From 1 March 2027 — five standards

PASS FAIL

Shower heads (minimum 4-star) — New agreements

Every shower must have a shower head with a 4-star water efficiency (WELS) rating. A 3-star rating is acceptable if a 4-star shower head cannot be installed, or will not work effectively, because of the plumbing. Earlier agreements stay on the 3-star standard.

☐ PASS ☐ FAIL

Heating: energy efficient fixed heater — All rentals

The fixed heater in the main living area must be an energy efficient electric heater: a non-ducted air conditioner or heat pump with a 2-star or higher heating rating, or a ducted system with a Heating Seasonal Performance Factor of 3.2 or more. Any fixed heater in good working order still meets the standard where that is unreasonable, as it is for many heaters installed before 1 March 2027.

☐ PASS ☐ FAIL

Cooling: fixed cooler in main living area — New agreements · all rentals from 1 July 2030

The property must have a fixed cooler (not portable) in good working order in, or with an outlet in, the main living area. It must be energy efficient: a 3-star or higher non-ducted air conditioner or heat pump, or a ducted system with a Total Cooling Seasonal Performance Factor of 3.8 or more. A fixed cooler installed before 1 March 2027 that is in good working order still passes.

☐ PASS ☐ FAIL

Hot water: energy efficient water heater — All rentals

The water heater must supply hot water to the kitchen, laundry and bathroom and be energy efficient: an electric heat pump or a solar water heater that meets the Plumbing Code minimums. A water heater installed before 1 March 2027 that is in good working order passes. Leave blank for a centralised system, as in many apartment buildings.

☐ PASS ☐ FAIL

Ceiling insulation — New agreements

The whole ceiling must be insulated. Existing insulation batts, blankets, rigid boards or loose fill of any R-value meet the standard; foil on its own does not. Areas with none need a minimum of R5.0. Leave blank for an internal ceiling, or where installing insulation is unreasonable or unsafe.

☐ PASS ☐ FAIL

From 1 July 2027 — draughtproofing · new agreements

PASS FAIL

External doors sealed

Every external door must have sealing or weather-stripping fitted around its entire perimeter, without affecting how it opens and closes. Door snakes and other non-fixed products do not meet the standard.

☐ PASS ☐ FAIL

External windows sealed

Every external window must have sealing or weather-stripping fitted around its entire perimeter, without affecting how it opens and closes.

☐ PASS ☐ FAIL

Wall vents sealed

Unsealed wall vents must be sealed or closed with a robust sealing product. A property with no wall vents meets this part of the standard.

☐ PASS ☐ FAIL

Draughtproofing does not apply where a flueless space heater or an open-flued gas appliance is installed in the property. If the property has gas appliances, a gas safety check less than six months old is needed before draughtproofing work is done.

Exemptions and the full detail for each standard: **minimumstandardschecklist.com.au/minimum-standards/energy-efficiency**

Issues found & actions required

Record every failed item, what needs doing, and who will do it

minimumstandardschecklist.com.au

Signature

Name

Date

Prefer photos, dictated comments and a finished PDF report?

The **Minimum Standards Checklist** app for iPhone & iPad covers all 15 standards room by room, with the 2027 energy efficiency standards built in, photo evidence and branded PDF reports — emailed before you leave the property. Fully offline. Search the App Store for “Minimum Standards Checklist” or visit minimumstandardschecklist.com.au

This checklist is general information, not legal advice. It summarises the rental minimum standards published by Consumer Affairs Victoria (consumer.vic.gov.au) under the Residential Tenancies Regulations 2021, including the energy efficiency standards that start on 1 March and 1 July 2027 — always check the official page for the current requirements that apply to your property. Not affiliated with or endorsed by the Victorian Government or Consumer Affairs Victoria. © 2026 SWBM Enterprises Pty Ltd (ABN 79 698 947 689).