

Minimum Housing Standards

REIQ FACT SHEET

The *Residential Tenancies and Rooming Accommodation Act 2008* (Qld) (the **RTRA Act**), which governs residential tenancies in Queensland, has been amended by the Queensland Government and there are some new changes coming into effect on 1 October 2022.

The following minimum housing standards are prescribed by the RTRA Act and will come into effect on 1 September 2023 for any new tenancy agreements starting on or after that date, and 1 September 2024 for all existing tenancy agreements.

Although the new laws relating to minimum housing standards will not commence immediately, it is recommended that you take the prescribed minimum housing standards into consideration to identify what changes to your property may need to be carried out before the changes come into effect and budget accordingly.

Once the minimum housing standards are in effect you, the landlord, must ensure the property and inclusions comply with the standards relevant to the property or inclusions. Lessors will not be able to recover costs from tenants or factor their costs in any rent increases.

The tenant will also be able to arrange for emergency repairs where there are works needed for the property or inclusions to comply with the prescribed minimum housing standards. Further, within 7 days on which the tenant occupies the property, the tenant may issue a Notice of Intention to Leave because the property or inclusions do not comply with the prescribed minimum housing standards.

Currently, the prescribed minimum housing standards that will come into effect are:

1. The property must be weatherproof, structurally sound and in good repair

- the roofing and windows must prevent water from entering the property when it rains
- a property is not structurally sound if:
 - a floor, wall, ceiling or roof is likely to collapse because of rot or a defect; or
 - a deck or stairs are likely to collapse because of rot or a defect; or
 - a floor, wall or ceiling or other supporting structure is affected by significant dampness; or
 - the condition of the property is likely to cause damage to an occupant's personal property.

2. The fixtures and fittings for the premises must be in good repair

- includes electrical appliances; and
- must not be likely to cause injury to a person through the ordinary use of the fixtures and fittings.

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3. All external windows and doors must have functioning locks

- must secure the property against unauthorised entry
- only the windows and doors that a person outside the property could access without having to use a ladder.

4. Property must be free from vermin, damp and mould

- does not apply if caused by the tenant, including, for example, caused by a failure of the tenant to use an exhaust fan installed at the property.

5. Property must have privacy coverings for windows in all rooms which tenant would reasonably expect privacy

- privacy coverings for windows include blinds, curtains, tinting and glass frosting
- does not apply if a line of sight between a person outside the premises and a person inside the room is obstructed by a fence, hedge, tree or other feature of the property.

6. Property must have adequate plumbing and drainage

- must be connected to a water supply service or other infrastructure that supplies hot and cold water suitable for drinking.

7. Bathrooms and toilets

- must be private
- each toilet must function as designed, including flushing and refilling, and be connected to a sewer, septic system or other waste disposal system.

8. Kitchen must include a functioning cook-top

9. Laundry must include the fixtures required to provide functional laundry other than whitegoods

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