Rental minimum standards

Assessment

REMAX DIAMOND

Property

22 Baynton Crescent, Lynbrook VIC 3975

Requested by

Rahul Ripin Jit Singh Maan (08/09/2026 8:01PM)

Report date

10/09/2026

Capture commenced at

08/09/2026 18:19:41

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Compliant

This property has been assessed to be compliant with **15 out of 15** rental minimum standards.

Locks

Compliant

Rental minimum standard

The property's external entry doors must have functioning deadlocks (a 'deadlock' is defined as a deadlatch with at least one cylinder) or be fitted with locks that can be unlocked with a key from the outside but can be unlocked without one from the inside.

The only cases where a deadlock doesn't have to be fitted to a door are when:

- a door cannot be secured with a deadlock - for example, because of its position
- it is a screen door in the same door frame as an external door
- a different type of lock or device is required under another Act or law
- the door is not accessible because there is another type of security barrier. For example, a locked door to an apartment building, or a locked gate
- the property is registered under the Heritage Act 2017 and has an approved exemption from the standard.

Read more about locks and security

Bins

Compliant

Rental minimum standard

Rental providers must supply a rubbish bin and a recycling bin for the renter to use.

The bins can be provided by the local council or purchased elsewhere, as long as they are vermin (for example, rats and mice) proof and meet council collection standards.



Toilets

Compliant

Rental minimum standard

The property's toilet must be in good working order and connected to either:

- pipes that carry the sewage to a treatment plant (a reticulated sewerage system)
- a wastewater treatment system permitted under the Code of practice - Onsite wastewater management at EPA Victoria
- any other system approved by the local council.

The toilet must be in a separate room in the property, either by itself, or in an appropriate room like a bathroom or in a combined bathroom-laundry.



Bathroom

Compliant

Rental minimum standard

A rental property's bathroom must have a washbasin and a shower or bath, and be connected to a reasonable supply of hot and cold water.

Showers must have a shower head with a 3-star water efficiency rating. If one cannot be installed, for example because of the property's age, then a shower head with a 1- or 2-star rating is acceptable.



Kitchen

Compliant

Rental minimum standard

The property must have a kitchen with:

- a dedicated cooking and food preparation area
- a sink in good working order connected to a reasonable supply of hot and cold water
- a stovetop in good working order that has two or more burners.

If there is an oven, it needs to be in good working order.

These requirements do not apply if the property is listed in the heritage register at Heritage Council Victoria and has an approved exemption from the

standard.

Laundry

Compliant

Rental minimum standard

If there is a laundry on the property, it must be connected to a reasonable supply of hot and cold water.

Structual Soundness

Compliant

	Issue identified	Location	All media
Compliant	**Structural Soundness: Minor Cracks**	**Bedroom #4 (Level Ground)**	**1 photo is available to view online**

Rental minimum standard

The property must be structurally sound and weatherproof.

Assessment

Minor cracks were identified in typical locations, such as along architraves, skirting, cornices, and wall junctions.

These appear consistent with age-related movement, which is common in older properties, rather than an underlying structural issue, so this doesn't affect compliance.

Ongoing monitoring is recommended to make sure it doesn't worsen.

Mould & Damp

Compliant

	Issue identified	Location	All media
Compliant	**Mould & Damp: Minor Signs of Mould**	**Bedroom #4 (Level Ground)**	**1 photo is available to view online**

Rental minimum standard

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

Assessment

Minor signs of surface mould were observed - for example on a ceiling, wall, or window frame.

As the affected area is limited and appears to be the result of inadequate ventilation or minor condensation rather than the building structure, this doesn't affect compliance.

We'd suggest cleaning and treating the affected area with appropriate products and looking into the underlying cause of moisture or poor ventilation to prevent it recurring.

	Issue identified	Location	All media
Compliant	**Mould & Damp: Light Water Staining**	**Main Living #1 (Level Ground)**	**2 photos are available to view online**

Rental minimum standard

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

Assessment

The video shows some light water staining in the room.

As the staining is minor and there's no clear sign it's related to the building structure, this doesn't currently affect compliance.

It's worth being aware of, and a plumber or other qualified professional may want to check there's no underlying structural cause, such as a leak in the roof, walls, or plumbing

Electrical safety

Compliant

Rental minimum standard

The electrical safety rental minimum standard commenced on 29 March 2023.

Rental properties must have modern switchboards, with circuit breakers and electrical safety switches installed. Electrical safety switches are known as residual current devices (RCD, RCCB or RCBO).

Rental providers are responsible for engaging an electrician to ensure their rental property complies with the electrical safety standard.

If your rented premises has a circuit breaker type switchboard

The rented premises can meet the minimum standard if the electrician adds circuit breaker components to the power outlets and lighting circuits, without the need to add to or modify the circuit protection to other circuits (such as fixed cooking equipment, hot water units or air-conditioning circuits).

The circuit breaker components include:

- an overcurrent circuit breaker and a residual current device (RCDs), or
- an overcurrent circuit breaker and a residual current operated circuit-breakers without integral overcurrent protection (RCCBs), or
- a residual current operated circuit-breaker with integral overcurrent protection (RCBOs).

If your rented premises does not have a circuit breaker type switchboard

Some properties do not have circuit breaker type switchboards, such as older properties that have a panel and fuse board or a federal fuse board.

With these older fuse boards, an electrician may not have the option of adding circuit breaker components (such as RCDs, RCCBs or RCBOs) and may have to replace the entire switchboard to ensure the rented premises meets the electrical safety standard. In this case, there must be circuit breaker components for all the circuits at the switchboard, including fixed cooking equipment, hot water units and air-conditioning circuits.



Window Coverings

Compliant

Rental minimum standard

Windows in rooms likely to be used as bedrooms or living areas must be fitted with curtains or blinds that can be closed, block light and provide privacy. Make them safer by installing a curtain and blind safety kit.



Windows

Compliant

	Reassessed date	Issue identified	Location	All media
Compliant: Reassessed	**10/09/2026**	**Windows: Re-Assessment Completed**	**Bathroom #2 (Level Ground)**	**1 photo is available to view online**

Rental minimum standard

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

Openable windows must also be able to be left in the open or closed position.

Assessment

Re-assessment completed - the evidence submitted has been reviewed and the previous issue has been resolved.

This item is now compliant.



Lighting

Compliant

Rental minimum standard

Inside rooms, corridors and hallways must have access to light to make the areas functional. During the day, natural light can include light borrowed from an adjoining room. At night, renters should have access to artificial light.

These requirements do not apply if the property is registered under the Heritage Act 2017 and has an approved exemption from the standard.



Ventilation

Compliant

Rental minimum standard

Rental properties must have adequate ventilation in all habitable rooms including the bathroom, shower, toilet and laundry.

The property must meet the appropriate ventilation requirements of the Building Code of Australia, which are different for different kinds of properties. You can search resources in the Australian Building Codes Board resources library.



Heating

Compliant

Rental minimum standard

All rental properties must have a fixed heater (not portable) in good working order in the main living area.

For rental agreements entered into from 29 March 2023, this must be an energy efficient fixed heater in the main living area. If there is an existing fixed heater that is not energy efficient, the rental provider must upgrade it.

An energy efficient fixed heater must be one of the following:

- a non-ducted air conditioner or heat pump with a 2 star or above energy rating
- a gas space heater with a 2 star or above energy rating
- a ducted heating or hydronic heating system with an outlet in the main living area
- a domestic solid fuel burning appliance, such as a fireplace or wood burning stove

Apartments

In some apartment blocks it may not be practical to install an energy efficient heater - because of owner's corporation rules, or costs, for example.

It may be unreasonable to install an energy efficient heater if:

- the cost of installation would be significantly higher than the average cost in a domestic apartment building
- owners corporation rules prohibit it
- compliance with any other Act or local law makes the installation cost prohibitive.

If this is the case, the rental provider must still install a fixed heater in the main living area.

If a rental provider considers that it would be unreasonable to install an energy efficient fixed heater, they should:

- have evidence to show that it is unreasonable, and
- let the renter know before they enter into a rental agreement.

You can download our guide for more information: Minimum rental standards for heating - Residential Tenancies Regulations 2021.

If your rented premises does not have a circuit breaker type switchboard

Some properties do not have circuit breaker type switchboards, such as older properties that have a panel and fuse board or a federal fuse board.

With these older fuse boards, an electrician may not have the option of adding circuit breaker components (such as RCDs, RCCBs or RCBOs) and may have to replace the entire switchboard to ensure the rented premises meets the electrical safety standard. In this case, there must be circuit breaker components for all the circuits at the switchboard, including fixed cooking equipment, hot water units and air-conditioning circuits.



Corded Internal Window Coverings

Compliant

Rental minimum standard

From 1 December 2025, all corded internal window coverings in residential rental properties must have an anchor installed to ensure the cords are secured or tensioned and can't form a loose loop.