

DISCLOSURE STATEMENT

From 29th March 2021, new rental laws in Victoria are in effect. Rental providers (landlords) are to provide this disclosure statement to renters (tenants) before a rental agreement is signed. A new disclosure statement is required for each new tenancy. Rental providers must be truthful when answering the disclosure statement questions, as heavy penalties can apply for providing false or misleading information.

I/we make the following disclosures to prospective renters who apply to rent the premises known as:

Property Address: _____

1. Has an agent been engaged to sell the property OR has a contract of sale been prepared OR is there an ongoing proposal to sell the property;

☐ **Yes** ☐ **No**

2. Is there action underway to enforce a mortgage over the property, which means the mortgagee is acting for possession of the property;

☐ **Yes** ☐ **No**

3. I/we are the owner/s of the rented premises;

☐ **Yes** ☐ **No**

4. The rented premises are supplied with electricity from an **embedded electricity network**** (for large apartment/complexes);

☐ **Yes** ☐ **No** ☐ **Not applicable**

5. Is the rented premises or common property known by the rental provider to have been the location of a homicide in the last 5 years;

☐ **Yes** ☐ **No**

6. Does the property comply with the **rental minimum standards**; **

☐ **Yes** ☐ **No**

(**For more information on the rental minimum standards see the link at the end of the document**)

7. I/we have received a repair notice in the last 3 years that is related to mould or damp in the property caused by or related to the building structure;

☐ **Yes** ☐ **No**

8. Agency to arrange and insert dates for the below if relevant and or state if not applicable*;

The date of the most recent gas safety check: _____ *

The date of the most recent electrical safety check: _____ *

The date of the most recent pool barrier compliance check: _____ *

9. Are there any outstanding recommendations to be completed from the safety checks;

☐ **Yes** ☐ **No** ☐ **Unknown**

10. Is the property registered under the Victorian Heritage Register Act 2017;

☐ **Yes** ☐ **No**

11. Is the property known by the rental provider to have been contaminated because of prior use of the rented premises for trafficking or cultivation of a drug of dependence in the last 5 years;

☐ **Yes** ☐ **No**

12. Is the rented premises known by the rental provider to have friable or non-friable asbestos based on and identified from an inspection and by a suitably qualified person;

☐ **Yes** ☐ **No**

13. Is the rented premises known by rental provider to be affected by a building or planning application?

☐ **Yes** ☐ **No**

14. Is the rented premises or common property known to be subject of any notice, order, declaration, report, or recommendation issued by a relevant building surveyor, municipal building surveyor, public authority or government department relating to any building defects or safety concerns associated with the rented premises or common property?

☐ **Yes** ☐ **No**

15. Is there a current domestic building work dispute under the Domestic Building Contracts Act 1995 which applies to or affects the rented premises?

☐ **Yes** ☐ **No**

16. Is there a current dispute under Part 10 of the Owners Corporations Act 2006** which applies to or affects the rented premises?

☐ **Yes** ☐ **No** ☐ **Not Applicable**

*(**Part 10 of the Owners Corporations Act 2006 describes the handling of disputes) (*Note: The "Not applicable" option should only be selected if there is no Owners Corporation.)*

17. Is the rented premises subject to an owners' corporation**;

☐ **Yes** ☐ **No**

*(**if yes, corporation rules must be supplied to the renter (tenant) copy has been supplied to agent & or is attached)*

18. I/we have checked all questions to ensure that all have been answered and that the answers are correct?

☐ **Yes** ☐ **No**

Name/s of the residential rented provider/s:

Signature/s of the residential rented provider/s:

Date: / /