



Property Standards

The below property standards will be applied to all properties to ensure tenants feel safe and secure and are able to enjoy their home. The [Department of Housing and Public Works Social Housing Dwelling Standards](#) will be applied wherever possible however, it is acknowledged that not all privately head leased properties will comply with the requirements.

All cleaning and repairs needed to make a home fit to live will be completed before a property is relet. Some work may be undertaken after the property has been relet to minimise the vacancy time and to help tenants move more quickly when needed. Any work outstanding at occupation will not include risks to health and safety.

Property Standards	
Component	Minimum Requirement
Location	Properties will not be in close proximity to high risks for vulnerable clients with complex needs, wherever possible, or in hazardous areas such as known flood zones.
Dwelling	Dwellings will be compliant with legislative requirements. Buildings will be detached or fully self contained units with the exception of specialist share house program properties. Consideration will be given to asbestos risk and management. No property will have a pool or dam or other source of water that could pose a drowning risk to children.
Fencing	Properties will be fully fenced at the rear as a minimum and for attached dwellings a securely enclosed playing space for children.
Garden	Lot sizes will be no larger than 1000m ² .
Doors	External door hardware will include a deadbolt with external key entry that can be locked from inside. Security doors are preferable. Door stops are required on all internal doors.
Windows	Windows will have fly screens as a minimum and security screens are preferable. All windows must lock.
Ventilation	Natural ventilation is required in kitchens and bathrooms and exhaust fans are required where the design does not allow for it. Ceiling fans are preferable in all bedrooms.
Fire safety	Hardwired photoelectric smoke alarms which comply with Australian Standards are required in all properties. Refer to Housing Compliance Requirements – Smoke Alarms.
Electrical	Residual current devices (safety switches) will be installed and functioning. A minimum of two power points will be required in the kitchen with a minimum of one in every other room.
Water	Dwellings should be fully water efficient where water is on charged and whenever possible. Hot water systems will be tempered in line with legislation and suitably sized for the dwelling.
Other	A functional clothesline will be provided suitably sized for the dwelling. Curtain rods will be provided. A telephone connection and TV aerial will be provided. Built in wardrobes are preferable.



Property Standards

Property Relet Condition	
Component	Minimum Standard
Overall Standard	The property will comply with all current legislative requirements in relation to structural elements and fire safety. The minimum standard at acquisition—in line with the Housing Asset Management Framework—will be six.
General Cleanliness	<p>The property will be in a clean and hygienic condition.</p> <p>All furniture will be removed and the property will be free of personal belongings and rubbish. Floor coverings will be clean with carpets shampooed. All kitchen and bathroom surfaces including cupboards and fittings will be clean.</p> <p>Any soft furnishings and curtains will be shampooed or washed.</p>
External	Gardens will be clear of rubbish and weeds and presented in a tidy condition. Grass will be mowed and edges trimmed. Boundary fences will be in a reasonable and safe condition.
Electrical	There will be no exposed wires or cracked switches. All appliances will be fully operational.
Cooking appliances	The oven and stove top will be clean and in good repair with no exposed wires or cracked switches.
Smoke alarm	The smoke alarm(s) will be tested and cleaned.
Wet areas	All sanitary fittings including cisterns and taps will be checked for leaks and be in full working order, clean and free of scale and stains.
Windows	All windows will be fully operational and with no cracked or broken glass. Window keys will be issued where there are keyed locks. Suitable and functioning catches will be installed.
Ceilings and walls	There will be no holes, major cracks or loose plaster.
Doors	All door fittings will be in working order including handles and door stops
Stairs	Handrails will be secure and stairs will be free from any slip or trip hazard.
Floors	All solid floors have a suitable covering complete and free from damage. Any loose or damaged tiles will be replaced, any torn or loose vinyl shall be repaired. Timber floors will have any loose boards secured.
Kitchen	Units will be in working order and appropriately secured to the wall. Benches will be free from damage that pose a hygiene risk.
Modifications	Disability modifications will be fully operational.
Showers	Showers will have a screen or shower rail fitted. Cracked and damaged screens will be replaced.
Presentation	The property will be presented to an acceptable standard. Moderate signs of wear and tear are acceptable.



Property Standards

Appliance and Furniture Standards				
Item	QTY	Item Description	Supplier	Price
Fridge/freezer	1			
Microwave	1			
Washing machine	1			
Double Ensemble Bed <i>Provide mattress protector for each new tenant.</i>	1			
Single Ensemble Bed (2 bed units) <i>Provide mattress protector for each new tenant.</i>	1			
Bedside Table/Draw <i>Size permitting in studios.</i>	1			
Coffee table <i>Size permitting in studios.</i>	1			
Entertainment unit	1			
Dining chairs	4			
Dining table	1			
2 or 3 Seater sofa lounge (to size) both for 2 bed units <i>(no sofa bed)</i>	1/2			
Outdoor table	1			
Outdoor chairs	2			