

05

MINIMUM HOUSING STANDARDS

Residential Tenancy Act 1997 (Tas) — Parts 3A, 3B

TAS —
Magistrates
Court

Your rights when the property doesn't meet minimum structural, weatherproofing, or smoke alarm standards

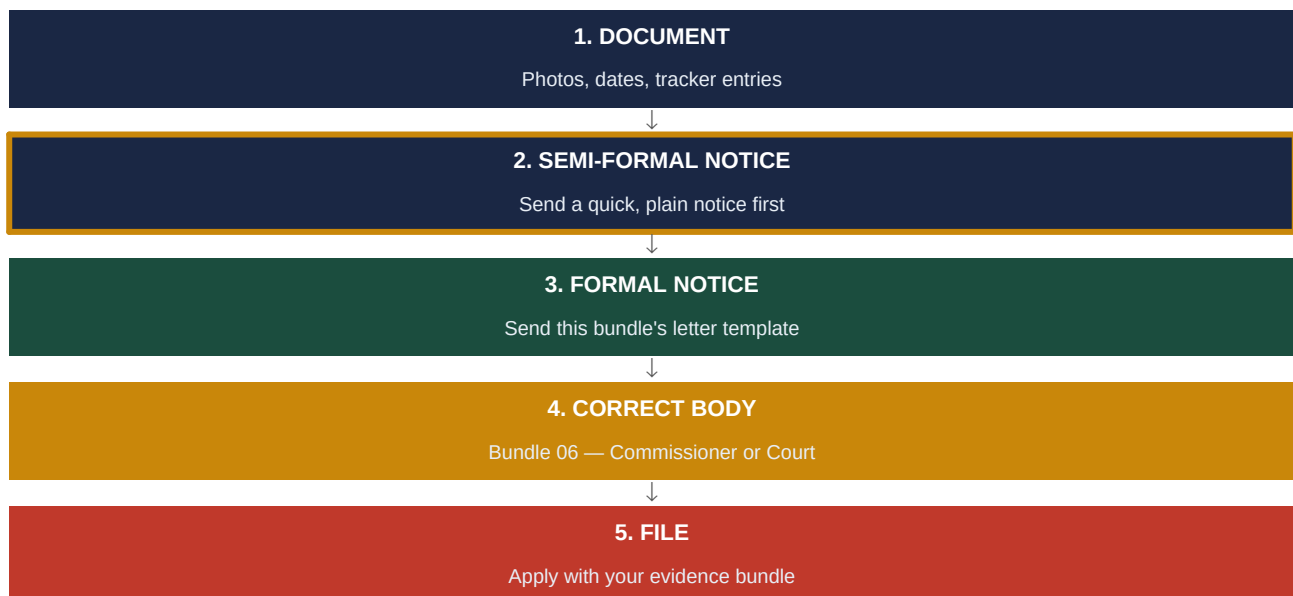
WHEN TO USE THIS BUNDLE

Use this bundle when the property has a deeper structural, weatherproofing, ventilation, light, or smoke alarm issue — not routine wear and tear, but a failure to meet minimum housing standards.

KNOW THE LAW — MINIMUM HOUSING STANDARDS AND SMOKE ALARMS (PARTS 3A, 3B)

Part 3B of the Residential Tenancy Act 1997 requires the owner to ensure the premises comply with minimum housing standards. Part 3A separately requires the owner to install and maintain compliant smoke alarms.

HOW THE SYSTEM WORKS — YOUR ESCALATION PATH



The highlighted box shows where this bundle fits in the journey.

05

STEPS TO SUCCESS

Residential Tenancy Act 1997 (Tas) — Parts 3A, 3B

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01 Identify the specific standard not met

Be precise: structural, weatherproofing, ventilation, light, or smoke alarm.

02 Document with photos and video

Take dated photographs showing the deficiency clearly.

03 Notify the owner in writing

Cite Parts 3A/3B and describe the deficiency specifically.

04 Report to CBOS if ignored

Consumer, Building and Occupational Services can provide guidance on tenancy standards issues.

05 Escalate if unresolved

A serious standards failure can be raised as a repair dispute with the Residential Tenancy Commissioner.

IF YOU NEED TO ESCALATE — WHAT MAGISTRATES COURT CAN ORDER

The Residential Tenancy Commissioner can order the owner to bring the premises up to minimum standards, and award compensation for the period the premises did not comply.

★ GOOD TO KNOW — SMOKE ALARMS ARE A SEPARATE, SPECIFIC OBLIGATION

Part 3A requires the owner to install and maintain compliant smoke alarms — a missing or non-compliant smoke alarm is a clear, citable breach on its own.

■ CRITICAL — THIS IS SEPARATE FROM THE GENERAL REPAIR DUTY

Minimum housing standards under Part 3B, and smoke alarms under Part 3A, cover baseline structural and fire-safety requirements — distinct from, and broader than, the day-to-day repair duty in s.32.

1. COPY

Copy the letter below into a new email

2. FILLReplace every **[bracketed]** field with your
details**3. SEND**Email it — request a read receipt, save a
copy

This is your first contact — a short, plain notice. Copy it into an email and send it the day you notice the issue. If it's ignored, use the formal template on the next page.

SUBJECT:**Property standards issue at [Insert Property Address]**

Hi [Insert Property Manager Name],

Just letting you know about an issue at the property that needs attention.

WHAT NEEDS FIXING

- Issue: [Insert a clear, specific description — e.g., mould, no hot water, missing smoke alarm]
- First noticed: [Insert Date]

WHAT I'M ASKING FOR

- Could you please arrange for this to be fixed within [Insert Timeframe — e.g., 14 days]?
- Let me know if you need photos or access arranged.

Thanks,

[Your Full Name]

[Property Address]

[Contact Number / Email]

1. COPY

Copy the letter below into a new email

2. FILLReplace every **[bracketed]** field with your
details**3. SEND**Email it — request a read receipt, save a
copy*Fill in every **[bracketed]** field, then send via email — request a read receipt.***SUBJECT:****FORMAL NOTICE — MINIMUM HOUSING STANDARDS: [Insert Property Address]**

I am writing to formally notify you that the above-referenced property does not meet minimum housing standards under Part 3B of the Residential Tenancy Act 1997.

1. STANDARD NOT MET

- Issue: **[Describe the specific standards deficiency — e.g., persistent structural damp, inadequate ventilation, missing smoke alarm.]**
- Date First Identified: **[Insert Date]**

2. EVIDENCE

- Dated photographic and video evidence is attached to this notice.

3. FORMAL REQUEST

- I request that this deficiency be remedied within **[Insert Timeframe — e.g., 14 days]**.
- If unresolved, I will report this matter to CBOS and reserve the right to lodge a dispute with the Residential Tenancy Commissioner.

Yours sincerely,

[Your Full Name]

[Property Address]

[Date]

[Contact Number / Email]