

Statement of Information for Rental Applicants

Residential Tenancies Act 1997 Section 29C

Residential Tenancies Regulations 2021 Regulation 14

A rental provider must include the information below in a residential rental agreement application form.

Information for rental applicants

1. Discrimination is treating, or proposing to treat, someone unfavourably because of a personal attribute. Discrimination is also imposing an unreasonable requirement, condition or practice that disadvantages persons with a personal attribute.
2. In Victoria it is unlawful to discriminate against someone in relation to certain personal attributes. This means that residential rental providers (rental providers) and real estate agents cannot refuse you accommodation or discriminate against you during your tenancy on the basis of personal attributes protected by law. The following is a list of some protected attributes that are sometimes discriminated against in the rental market—
 - age;
 - disability (including physical, sensory, intellectual disability and mental illness);
 - employment activity;
 - expunged homosexual conviction;
 - gender identity;
 - industrial activity (including union activity);
 - marital status;
 - parental status or status as a carer;
 - physical features;
 - political belief or activity;
 - pregnancy or breastfeeding;
 - race;
 - religious belief or activity;
 - lawful sexual activity or sexual orientation;
 - sex or intersex status;
 - association with someone who has these personal attributes.
3. These personal attributes are protected by law and extend to agreements under the Residential Tenancies Act 1997 (the Act). It is against the law for a rental provider or their agent to treat you unfavourably or discriminate against you because of these personal attributes when you are applying for a rental property, occupying a rental property or leaving a rental property.
4. Discrimination on the basis of any of these personal attributes may contravene Victorian laws including the Act, the *Equal Opportunity Act 2010* (the Equal Opportunity Act), and a range of Commonwealth Acts including the Age Discrimination Act 2004, the Disability Discrimination Act 1992, the Racial Discrimination Act 1975 and the Sex Discrimination Act 1984.
5. In some limited circumstances, discrimination may not be unlawful, including accommodation provided for children, shared family accommodation, and student accommodation. For example, a community housing provider who is funded to provide youth housing may positively discriminate to provide accommodation for a young person. For more information, contact the Victorian Equal Opportunity and Human Rights Commission (VEOHRC).
6. **Scenarios and examples of unlawful discrimination in applying for a property**
 - Refusing or not accepting your application because you have children, unless the premises is unsuitable for occupation by children due to its design or location.
 - Processing your application differently to other applicants and not giving your application to the rental provider because you have a disability or because of your race.
 - Offering you the property on different terms by requiring more bond or requiring you to have a guarantor because of your age.

- Refusing to provide accommodation because you have an assistance dog.

7. Scenarios and examples of unlawful discrimination when occupying or leaving a property

- Refusing to agree to you assigning your lease to someone else because of that person's personal attributes.
- Refusing to allow you to make reasonable alterations or modifications to the property to meet your needs if you have a disability.
- Extending or renewing your agreement on less favourable terms than your original agreement based on your protected attributes (e.g. due to a disability).
- Issuing you with a notice to vacate based on your protected attributes.

The examples listed and similar actions could contravene the Act, the Equal Opportunity Act, or the Commonwealth Acts.

Getting help

8. If a rental provider or a real estate agent has unlawfully discriminated against you and you have suffered loss as a result, you may apply to VCAT for an order for compensation under section 210AA of the Act. VCAT may be contacted online at vcat.vic.gov.au/ or by calling 1300 018 228.
9. If you would like advice about unlawful discrimination in relation to an application to rent or an existing agreement you may call Victoria Legal Aid on 1300 792 387.
10. If you feel you have been unlawfully discriminated against when applying to rent, or once you have occupied a property, you or someone on your behalf may make a complaint to VEOHRC at humanrightscommission.vic.gov.au/ or by calling 1300 292 153.

For further information visit the renting section of the Consumer Affairs Victoria website at www.consumer.vic.gov.au/renting or call 1300 55 81 81.

Help or further information

For further information, visit the Renting section – Consumer Affairs Victoria website at www.consumer.vic.gov.au/renting or call Consumer Affairs Victoria on **1300 55 81 81**.

Telephone interpreter service

If you have difficulty understanding English, contact the Translating and Interpreting Service (TIS) on 131 450 (for the cost of a local call) and ask to be put through to an Information Officer at Consumer Affairs Victoria on 1300 55 81 81.

Arabic

إذا كان لديك صعوبة في فهم اللغة الإنكليزية، اتصل بخدمة الترجمة التحريرية والشفوية (TIS) على الرقم 131 450 (بكلفة مكالمة محلية) واطلب أن يوصلوك بموظف معلومات في دائرة شؤون المستهلك في فكتوريا على الرقم 1300 55 81 81.

Turkish İngilizce anlamakta güçlük çekiyorsanız, 131 450'den (şehir içi konuşma ücretine) Yazılı ve Sözlü Tercümanlık Servisini (TIS) arayarak 1300 55 81 81 numaralı telefondan Victoria Tüketici İşleri'ni aramalarını ve size bir Danışma Memuru ile görüşmelerini isteyiniz.

Vietnamese Nếu quý vị không hiểu tiếng Anh, xin liên lạc với Dịch Vụ Thông Phiên Dịch (TIS) qua số 131 450 (với giá biểu của cú gọi địa phương) và yêu cầu được nối đường dây tới một Nhân Viên Thông Tin tại Bộ Tiêu Thụ Sự Vụ Victoria (Consumer Affairs Victoria) qua số 1300 55 81 81.

Somali Haddii aad dhibaato ku qabto fahmida Ingiriiska, La xiriir Adeega Tarjumida iyo Afcelinta (TIS) telefoonka 131 450 (qiimaha meesha aad joogto) weydiisuna in lagugu xiro Sarkaalka Macluumaadka ee Arrimaha Macmiilaha
Fiktooriya tel: 1300 55 81 81.

Chinese 如果您聽不大懂英語，請打電話給口譯和筆譯服務處，電話：131 450（祇花費一個普通電話費），讓他們幫您接通維多利亞消費者事務處（Consumer Affairs Victoria）的信息官員，電話：1300 55 81 81。

Serbian Ako vam je teško da razumete engleski, nazovite Službu prevodilaца и тумача (Translating and Interpreting Service – TIS) на 131 450 (по цену локалног позива) и замолите их да вас повежу са Службеником за информације (Information Officer) у Викторијској Служби за потрошачка питања (Consumer Affairs Victoria) на 1300 55 81 81.

Amharic በአንገሊዝኛ ቋንቋ ለመረዳት ችግር ካለብዎ የአስተርጓሚ አገልግሎትን (TIS) በስልክ ቁጥር 131 450 (በአካባቢ ስልክ ጥሪ ሂሳብ) በመደወል ለቪክቶሪያ ደንበኞች ጉዳይ ቢሮ በስልክ ቁጥር 1300 55 81 81 ደውሎ ከመረጃ አቅራቢ ሠራተኛ ጋር እንዲያገናኙዎት መጠየቅ።

Dari

اگر شما مشکل دانستن زبان انگلیسی دارید، با اداره خدمات ترجمانی تحریری و شفاهی (TIS) به شماره 131 450 به قیمت مخابره محلی تماس بگیرید و بخواهید که شما را به کارمند معلومات دفتر امور مهاجرین ویکتوریا به شماره 1300 55 81 81 ارتباط دهد.

Croatian Ako nerazumijete dovoljno engleski, nazovite Službu tumača i prevoditelja (TIS) na 131 450 (po cijeni mjesnog poziva) i zamolite da vas spoje s djelatnikom za obavijesti u Consumer Affairs Victoria na 1300 55 81 81.

Greek Αν έχετε δυσκολίες στην κατανόηση της αγγλικής γλώσσας, επικοινωνήστε με την Υπηρεσία Μετάφρασης και Διερμηνείας (TIS) στο 131 450 (με το κόστος μιας τοπικής κλήσης) και ζητήστε να σας συνδέσουν με έναν Υπάλληλο Πληροφοριών στην Υπηρεσία Προστασίας Καταναλωτών Βικτώριας (Consumer Affairs Victoria) στον αριθμό 1300 55 81 81.

Italian Se avete difficoltà a comprendere l'inglese, contattate il servizio interpreti e traduttori, cioè il Translating and Interpreting Service (TIS) al 131 450 (per il costo di una chiamata locale), e chiedete di essere messi in comunicazione con un operatore addetto alle informazioni del dipartimento "Consumer Affairs Victoria" al numero 1300 55 81 81.

Thank you for choosing Tierney Real Estate Mildura. Please complete this application thoroughly so we can process it as quickly as possible.

Please note the following important points:

1. We require all our tenants to pay rent by Westpac Bank Direct Debt System.
2. This application must be accompanied by a copy of your driver's licence or passport for identification purposes.
3. If there is more than one applicant, a separate application form is required for each applicant.
4. If the application is approved, you will be required to provide either a Bank Cheque or Money Order to RTBA in Vic for the Bond (NSW is done through Rental Bonds Online), and two weeks rent in advance to Tierney Real Estate.
5. Bond must be paid prior to or when you collect keys.

6. When this form has been completed, please email: rent@trem.com.au

All fields MUST be filled in and signed by the applicant for this application to be considered.

RENTAL PROPERTY

Property Address

TENANCY REQUIREMENTS

Length of Tenancy (months)

Rent \$

Per Week

Commencement Date

OCCUPANCY DETAILS

No. of Occupants

No. and ages of children

No. and type of pets

APPLICANTS DETAILS

Name

Email

Address

Home Phone

Work Phone

Mobile

PERSONAL DETAILS

Date of Birth

Drivers Licence No.

State of Issue

Passport No.

Country of Issue

No. of vehicles

CURRENT RENTAL DETAILS

Address

Current Rent \$

Per Week

How long have you lived there?

Agent/Landlord

Phone

Reason for Leaving

PREVIOUS RENTAL DETAILS

Address _____

Current Rent \$ _____ Per Week _____ How long have you lived there? _____

Agent/Landlord _____ Phone _____

Reason for Leaving _____

NO RENTAL HISTORY (HOME OWNER)

Property Address _____

Selling agent or managing agent _____ Contact Details _____

CURRENT EMPLOYMENT

Current Employer (company) _____

Employer Address _____ Manager Name _____

Manager Phone _____ Your position _____

Length of employment _____ Net income \$ _____ per week _____ Full time/part time (circle) _____

PREVIOUS EMPLOYMENT

Current Employer (company) _____

Employer Address _____ Manager Name _____

Manager Phone _____ Your position _____

Length of employment _____ Net income \$ _____ per week _____ Full time/part time (circle) _____

CENTRELINK

Type of Payment _____

Customer Reference Number _____ Net Payment Received _____

EMERGENCY CONTACT DETAILS (NOT RESIDING AT PREMISES)

Name _____ Relationship _____

Contact Phone _____ Address _____

PERSONAL/BUSINESS REFERENCES (NOT RELATIVES)

1. Name _____ Occupation _____

Work Phone _____ Address _____

2. Name _____ Occupation _____

Work Phone _____ Address _____

HOW DID YOU FIND OUT ABOUT THIS PROPERTY (PLEASE CIRCLE)

Internet (please specify) tierneyrealestatemildura.com.au Sign Board
 realestate.com.au Newspaper
 domain.com.au Other _____
 Other _____

Confirmation

I confirm the following:

- 1. I acknowledge that this is an application to rent this property and that my application is subject to the Landlords approval.
- 2. I consent to the information provided in this application being verified and a reference on TICA being undertaken.

Application

I apply for the approval to rent the premises referred to in this form. I acknowledge that my application will be referred to the Landlord of the property for their approval and if the application is approved, a Residential Agreement for the premises will be prepared.

I have inspected the premises and wish to apply for tenancy of the premises for a period of _____ months, at a rental of \$ _____ per week.

Applicant's Signature _____ Date _____

Agent's Signature _____ Date _____

TICA Default Tenancy Control Pty Ltd

Tierney Real Estate Mildura utilises the TICA Database for the tenant screening proposes, including online identity verification. In accordance with current rental legislation if a breach or default occurs under your rental agreement, the details of such breach or default may be listed on the database for the other agents to access when you apply for future properties.

Applicant's Name _____

Applicant's Signature _____ Date _____

Personal Information collected about the Applicant in this application and during the course of the tenancy, if the application is successful, may be disclosed for the purpose for which it was collected to other parties including the landlord, referees, other agents and third party operators of tenancy reference databases and to service provider, Direct Connect Personal Information already held on tenancy databases may be disclosed to this agency and/or the landlord.
If the Applicant enters into a Residential Tenancy Agreement, and if the Applicant fails to comply with their obligations under that agreement, that fact and other relevant personal information collected about the Applicant during the course of the tenancy may also be disclosed to the landlord, third party operators of tenancy reference databases and/or other agents.
Your Personal Information will not be sold to third parties, however, Tierney Real Estate will conduct direct marketing for its services from time to time and you consent to receiving such information from Tierney Real Estate. In providing your Personal Information you consent to Tierney Real Estate collecting, storing and using your Personal Information in the manner set out above, and you consent to Tierney Real Estate disclosing your Personal Information to the other parties referred to above, who may collect, store and use your personal information in the manner set out above. Tierney Real Estate complies with the Privacy Act 1988 as amended and has adopted a set of principles in its policy which is consistent with the Australian Privacy Principles as amended in March 2014 (APPs). Any personal information received by Tierney Real Estate will be treated in accordance with the APPs and in accordance with Tierney Real Estate. Tierney Real Estate takes all reasonable precautions to safeguard your Personal Information from loss, misuse, unauthorized access, modification or disclosure. Information is securely stored and access is restricted to authorized Tierney Real Estate personnel only.