VICTORIA – DOES THE FARM LEASE INCLUDE A RESIDENCE?

In Victoria, if a farm lease includes a residence, additional rights and obligations for both landlord and tenant may apply under the <u>Residential Tenancies Act 1997 (Vic)</u>.

This Act covers most periodic and fixed-term tenancy agreements, but **does not apply to premises that are part of properties let to the tenant for farming**: s 11. Notwithstanding this, some of the common provisions of the Act include conditions that may be included into a contract for lease or rent of a farm house.

Where residential accommodation is rented separately from a property being used for

farming, the range of rights and obligations for tenants and landlords under the Act may apply. The <u>Tenants Union of Victoria</u> publishes a range of fact sheets and guides on tenancy issues, including a *"Tenants Handbook"* which covers the rights and obligations of tenants and landlords under the Act. <u>Consumer Affairs Victoria</u> also publishes a range of materials on residential tenancy agreements under the Act.

A Vaccari 1 June 2010