

## 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 [Residential Tenancies Act 1997 \(Vic\)](#).

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 [Tenants Union of Victoria](#) 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. [Consumer Affairs Victoria](#) also publishes a range of materials on residential tenancy agreements under the Act.

A Vaccari  
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