FOR PROPERTY MANAGERS AND LANDLORDS IN VICTORIA

Rental property fences: a landlord's one-page guide

When to replace a fence at a rental, who pays when it is shared with next door, and how to get it done with the least fuss for you, the tenant and the neighbour.

1 When a fence needs replacing

Plan a replacement when you see:

- **Leaning or wobbling** panels, or a fence propped up with timber or bricks.
- **Rot or termite damage at the posts**, usually at or just below ground level.
- **Missing, split or loose palings** and gaps a child or dog could get through.
- **Safety and security risks** for tenants and pets: sagging gates, broken latches, exposed nails.

Under the *Residential Tenancies Act 1997* (Vic), rental providers must keep the property in good repair and safe, and some faults that make a property unsafe or insecure can count as urgent repairs. A fence past its life is best replaced before it fails. See consumer.vic.gov.au/housing/renting for your obligations.

2 Who pays for a shared fence

Under the *Fences Act 1968* (Vic), a dividing fence is generally a shared cost between the two neighbouring **owners**, usually split equally for a sufficient fence. Tenants are not responsible for the cost.

- **Talk first.** Agree on the type, height, position and how the cost is split. Get it in writing.
- **No agreement?** Serve a written **fencing notice** on the neighbouring owner. If you still cannot agree, help is available through the Dispute Settlement Centre of Victoria or the Magistrates' Court.
- **Neighbour is a landlord too?** Deal with the owner or their agent, not the tenant.

Make a fencing notice in minutes with our free tool: expanse.builders/notice-to-fence
Plain-English guide: Who pays for a dividing fence in Victoria

How it works with Expanse Fencing

1 Free online instant estimate
Get a ballpark figure online at expanse.builders, handy for the landlord's first approval.

2 Free on-site measure and written quote
No deposit to book. We just need 24 hours' notice to arrange access.

3 Both shares, side by side
The quote shows the landlord's share and the neighbour's share, ready to forward for approval.

4 Replacement, built to last
Old fence removed and a new one installed with hardwood posts as standard.

5 Completion report
Photos and a short report emailed to you, for the landlord and the property file.

3 Looking after the tenants

- **Notice to enter.** Give tenants proper written notice under the Act (generally at least 24 hours) before we attend to measure or install.
- **Pets and gates.** Ask tenants to keep pets inside or away from the work area. We keep gates closed and leave the yard secure at the end of every day.
- **One contact.** We confirm the date with you and can liaise with the tenant on access if you prefer.

4 Quick checklist for the PM file

- Photos of the current fence and the problem areas.
- Neighbour's owner or agent details for a shared fence.
- Written agreement or fencing notice on file.
- Landlord approval of their share of the quote.
- Entry notice to tenants, then the completion report filed.

YOUR CONTACT

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Managing a few rentals?

Send us the addresses and we will line up free measures and written quotes for each one, with both shares shown on every shared fence.

Start a free online instant estimate

General information only, not legal advice. Check current rules with Consumer Affairs Victoria or get independent advice for your situation.