



Bonds Administration

How to lodge a bond

Lodging a bond on a non-approved form may result in the lodgement being delayed or rejected. This form and all other approved bond related forms are available for download from the our website www.commerce.wa.gov.au/bondforms

Forms

To lodge a bond, you must complete all the relevant sections of the Lodgement of Security Bond Money form.

Amount for a residential tenancy bond

The bond must not be more than four times the weekly rent unless the weekly rent is more than an amount set by the Regulations.

If the tenant is permitted to keep pets that are capable of carrying parasites that can affect humans, the pet bond must not be more than \$260. You are not permitted to charge a pet bond for a guide dog.

Amount for a residential parks long-stay tenancy bond

The security bond must not be more than four times the weekly rent.

A long-stay security access bond of no more than \$100 may be required for keys, remote control entry devices or other security devices.

A pet bond of no more than \$100 may be required if the tenant is permitted to keep a cat or a dog on the premises.

Collecting rent on a calendar month basis

To determine four weeks rent, first calculate the equivalent weekly rental amount; one month rent multiplied by 12 and then divided by 52. Then multiply this equivalent weekly rental amount by four to get the maximum amount that can be lodged as a security bond.

For example,

If the rent is \$1,625 per month.

$\$1,625 \times 12 \text{ months} = \$19,500 \text{ per year}$

$\$19,500 / 52 = \375 per week

Maximum bond = $4 \times \$375 = \$1,500$.

Do not collect the equivalent of a calendar month's rent as security. This would be greater than four weeks rent and would be in breach of section 29 of the *Residential Tenancies Act 1987* or section 21 of the *Residential Parks (Long-stay Tenants) Act 2006*.

When bonds must be lodged

Bonds must be lodged with the bond administrator as soon as possible and within 14 days of receiving them. For detailed information on how to lodge a bond please refer to www.commerce.wa.gov.au/bondlodgement

Submitting the forms

Submit the completed form with payment by cheque, cash or direct debit. Payment by cheque should be made out to the '**Bond Administrator**'. Submit the form with payment to the Department of Mines, Industry Regulation and Safety.

By email to: bondsadmin@dmirs.wa.gov.au

In person at:

Level 1, Mason Bird Building,
303 Sevenoaks Street, Cannington WA 6107.
Counter service is also available at the regional offices of the department.

By post to:

Bonds Administration
Department of Mines, Industry Regulation and Safety
Locked Bag 100
East Perth WA 6892

Processing

Once Bonds Administration has received and processed an application, a Record of Payment of Security Bond will be sent both to the tenants and the lessor or park operators.

Variations to bonds

During the course of a security bond, either the amount of the bond or the parties to the bond may change. For information on notifying bond variations to the Bond Administrator, please see www.commerce.wa.gov.au/bondvariation

How to claim a bond

Forms

You will need to submit a completed Joint Application for Disposal of Security Bond form to the bond administrator. For detailed information on disposing of a security bond, please see www.commerce.wa.gov.au/bonddisposal

It is important that the signatures on the disposal form match those on the lodgement form. Failure to properly complete a disposal form will result in delays in the return of funds.

Alterations and additions to a disposal form

The names of the parties who are to receive money back can be changed and the amounts to be paid to them can be altered, but these changes must be verified by signatures of the affected parties at the site of the change, or by way of a signed note that clearly states that they will agree to the precise details of the change.

Submitting the disposal form

You should forward the correctly completed form to the Bond Administrator at the Department of Mines, Industry Regulation and Safety.

Security bond checklists

Lodging a bond

1. Complete a Lodgement of Security Bond Money form. See www.commerce.wa.gov.au/bondforms
2. Make sure you have read the important information contained at the end to the form.
3. Check all relevant sections of the form are completed and signed.
4. Make sure the bond is no more than that allowed under the legislation (generally no more than four weeks rent). Refer to the "Amount for residential tenancy bond" and "Amount for residential parks long-stay tenancy bonds" sections of this guide.
5. Lodge bonds as soon as possible and no later than 14 days after receiving bond from tenant.

6. Keep a copy of the signed forms and the Record of Payment of Security that is sent to you by the bond administrator.

Claiming a bond

1. Complete a Joint Application for Disposal of Security Bond. See www.commerce.wa.gov.au/bondforms
2. Read the important information at the end of the form.
3. Check you have included the bond reference number (obtained from the Record of Payment of Security that was sent to you by the bond administrator).
4. Make sure all the parties have signed the form and these signatures match those on the lodgement form.
5. Make sure any alterations are signed by all parties.
6. Do not sign the form until it has been completed.

Further Information

If you have any queries, phone the Consumer Protection Advice Line on **1300 304 054**.

Disclaimer – The information contained in this fact sheet is provided as general information and a guide only. It should not be relied upon as legal advice or as an accurate statement of the relevant legislation provisions. If you are uncertain as to your legal obligations, you should obtain independent legal advice.

Consumer Protection | Department of Mines, Industry Regulation and Safety
1300 304 054

8.30 am – 5.00 pm Mon, Tue, Wed and Fri
9.00 am – 5.00 pm Thurs
Gordon Stephenson House
Level 2, 140 William Street
Western Australia 6000
M: Locked Bag 100, East Perth WA 6892
W: www.dmirs.wa.gov.au
E: consumer@dmirs.wa.gov.au

Regional Offices

Goldfields/Esperance	(08) 9021 9494
Great Southern	(08) 9842 8366
Kimberley	(08) 9191 8400
Mid-West	(08) 9920 9800
North-West	(08) 9185 0900
South-West	(08) 9722 2888

National Relay Service: 13 36 77

Translating and Interpreting Service (TIS): 13 14 50

This publication is available in other formats on request to assist people with special needs.

