



**Family Day Care**  
Queensland

# FAMILY DAY CARE: TRUSTED TENANTS FOR YOUR PROPERTY

**Supporting Families,  
Strengthening Communities**



## What is Family Day Care?

Family Day Care (FDC) is an approved form of early childhood education and care often provided in an educator's place of residence. FDC educators are qualified, trained, and professional early childhood professionals who deliver high-quality education and care for small groups of children in a safe and nurturing home environment. They work with an approved FDC service which supports, monitors, and regularly visits them to ensure compliance with national standards.

## Why family day care in a rental property?

FDC can operate successfully in both owned and rented homes. With landlord approval, educators create a safe, professional environment that meets all requirements under the National Quality Framework, a national approach from the Australian Children's Education and Care Authority regulated by the Department of Education.

### Are educators responsible, trustworthy tenants?

Yes. Educators and all household members over 18 adult must pass strict background checks, including police and Working With Children checks. They are monitored regularly by their service for compliance and professionalism.

### Why should I consider renting to a FDC educator over another tenant?

Educators are reliable, long-term tenants who are also professionals who run a regulated business. They are committed, stable and invested in maintaining the property to a high standard, while also providing a vital service to the community. By renting to them, you're supporting local families and strengthening the childcare sector, while also securing a professional and responsible tenant.

### Will the property be overrun with children?

No. Educator-to-child ratios are capped by law, which means only a small number of children can be present at one time. The property remains calm and manageable, not overcrowded.





### **How do I know the educator is trustworthy?**

Educators are carefully selected by government Approved Providers and all educators and adult household members must undergo background checks, including police checks and Working With Children checks, ensuring a high level of accountability.

### **Will the educator stay long-term or move often?**

Educators usually remain in one property for many years, as stability is important for their business and the families they support.

### **Will the noise disturb neighbours?**

FDC operates like a normal household with children. The small group size keeps noise levels similar to those of a family home.

### **Will the property be kept safe?**

Absolutely. Educators value a safe and secure environment for the children in their care, which means they take extra measures to keep the home clean and secure.

### **Will the house be looked after?**

Yes. Educators must maintain a safe, clean, and child-friendly environment at all times to meet regulatory requirements. This often means the property is better maintained than the average tenant. FDC services regularly visit the home to check for safety and compliance, giving landlords peace of mind that the property is being monitored by an external service and the home is maintained to a high standard.

### **Will the property experience more wear and tear than usual?**

Not more than a regular family home. Educators must keep their homes safe and well-maintained to meet government standards, often resulting in higher levels of property care than a standard tenancy.

### **Will any permanent modifications need to be made to the property?**

In most cases, no. Prior to an educator working in FDC the premises are checked for safety and compliance by their service. Any safety features required, such as gates or cupboard locks, are temporary and removeable. Any adjustments made are designed to be non-invasive and reversible.

### **Does running FDC from my property affect my landlord insurance?**

It's important to let your insurer know, but FDC does not usually prevent standard landlord insurance. Educators also hold their own insurance for added protection.

### **Am I liable if a child is injured on my property?**

No. Educators must hold public liability insurance, which covers accidents or incidents related to their family day care business.

### **What happens when the educator moves out. Will the property be left in good condition?**

Yes. Educators are responsible for returning the property to its original state. Because their business depends on a safe and clean home, properties are generally very well maintained.



**Contact us for more information or reassurance**

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