A Trustworthy Lease Interpretation Tool for Vulnerable Renters

Bin Liang[1], Sara Shirowzhan[2], Zhidong Li[1]

bin.liang@uts.edu.au, s.shirowzhan@unsw.edu.au, bin.liang@uts.edu.au

[1]University of Technology Sydney, [2]University of New South Wales

Trustworthy Digital Society

BACKGROUND & MOTIVATIONS

Soaring rents, low vacancy rates, limited stock

Rising rents

Lease agreements are legally complex and resource-heavy to interpret.

Complex leases

Legal experts face high workloads

Expert Overload

Australia's housing crisis

National Vacancy Rate

2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025

Who is affected?
International students, older adults, Culturally and linguistically diverse (CALD) communities
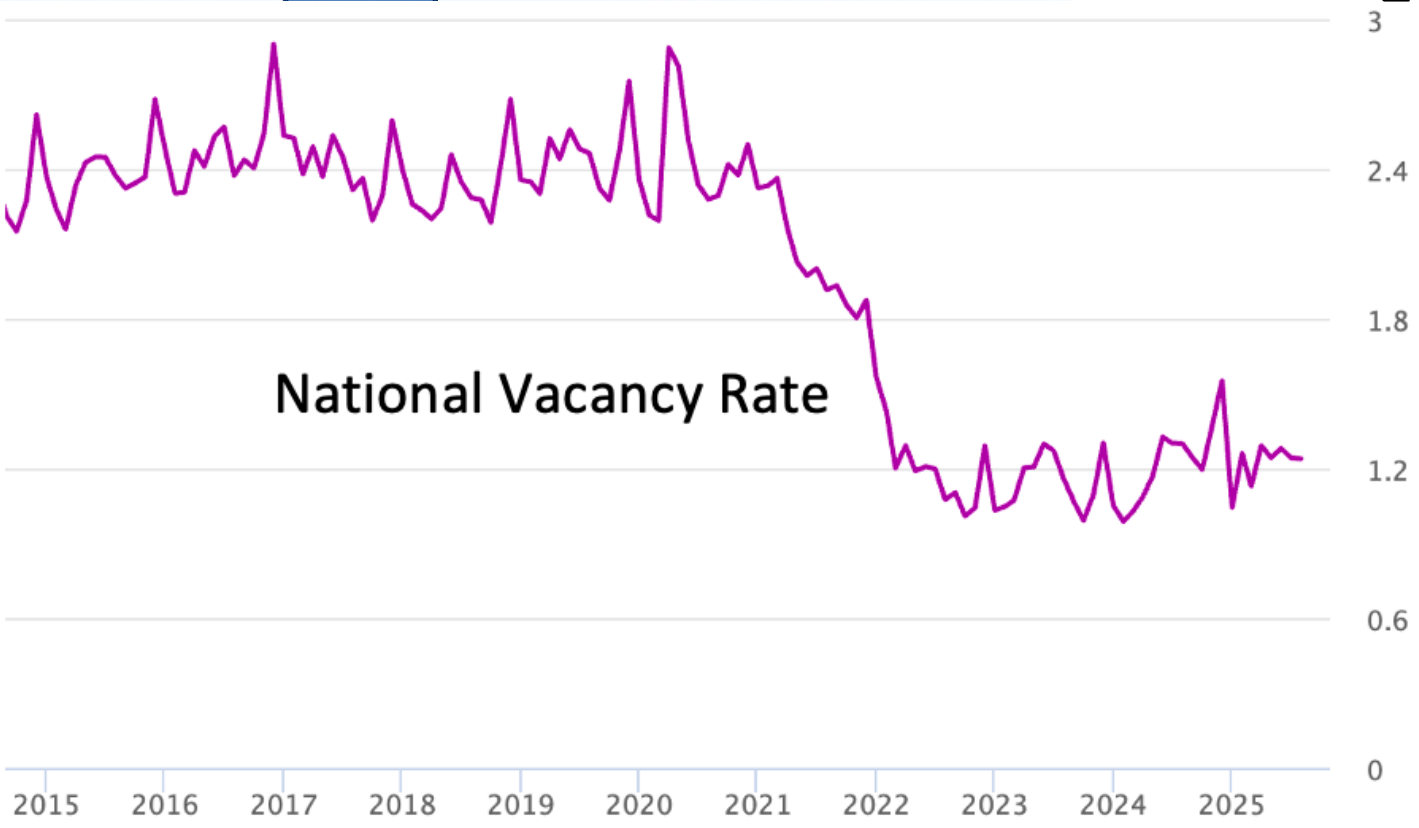
Project Aims

| Lease Texts | → | Clause segmentation |

| Plain-language Summary & Alert | ← | AI Interpretation |

- AI-powered lease interpretation tool
- Plain-language summaries
- Flags risky/uncommon clauses

Mapping the Research Landscape

- LLM for legal domain (clause segmentation, plain-language translation)
- Digital Inclusion (human-centred design, accessibility for diverse communities)
- Trustworthy AI (Fairness, Accountability, Transparency, Explainability)

EXPLAINIBILITY & TRANSPARANCEY

ACCOUNTABILITY

FAIRNESS

Planned Methodology

Literature Review
Review legal-domain LLM methods and explainability approaches.

Data & Annotation
Build an annotated tenancy-lease dataset for model training.

Model Development
Fine-tune tenancy-specific LLMs

Evaluation
Evaluate model accuracy for legal fidelity and accessibility.

Expected Outcomes

Develop
AI tool that turns complex lease documents into clear, accessible summaries.

Empower
Helps vulnerable renters—students, older adults, and CALD groups—understand their rights.

Enhance
Promotes inclusion through multilingual, voice-enabled, and accessible design.

Identify
Flags risky or unfair clauses before users sign their leases.