

A Trustworthy Lease Interpretation Tool for Vulnerable Renters



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BACKGROUND & MOTIVATIONS

Soaring rents, low vacancy rates, limited stock

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

Legal experts face high workloads

Rising rents

Complex leases

Expert Overload

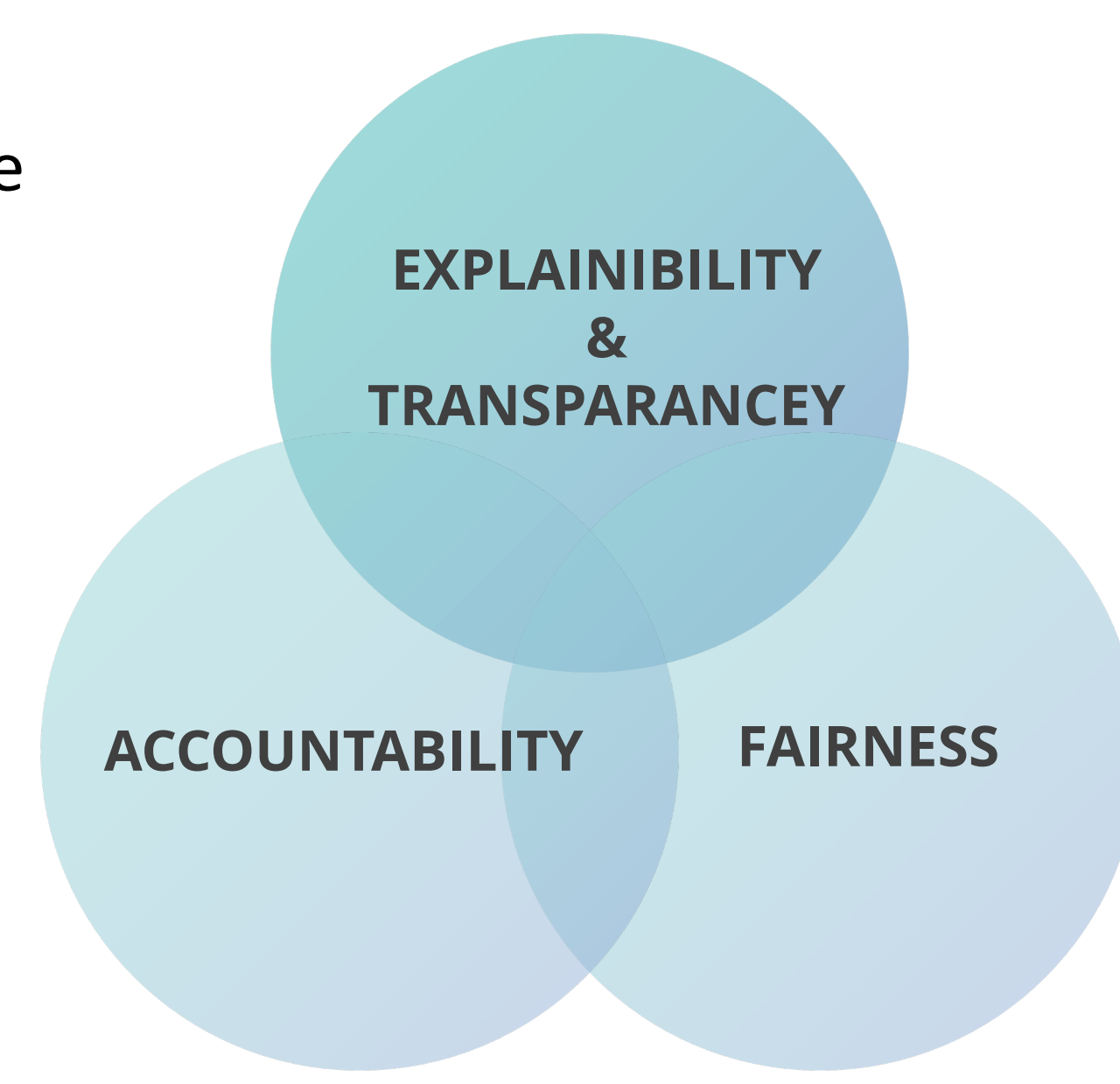
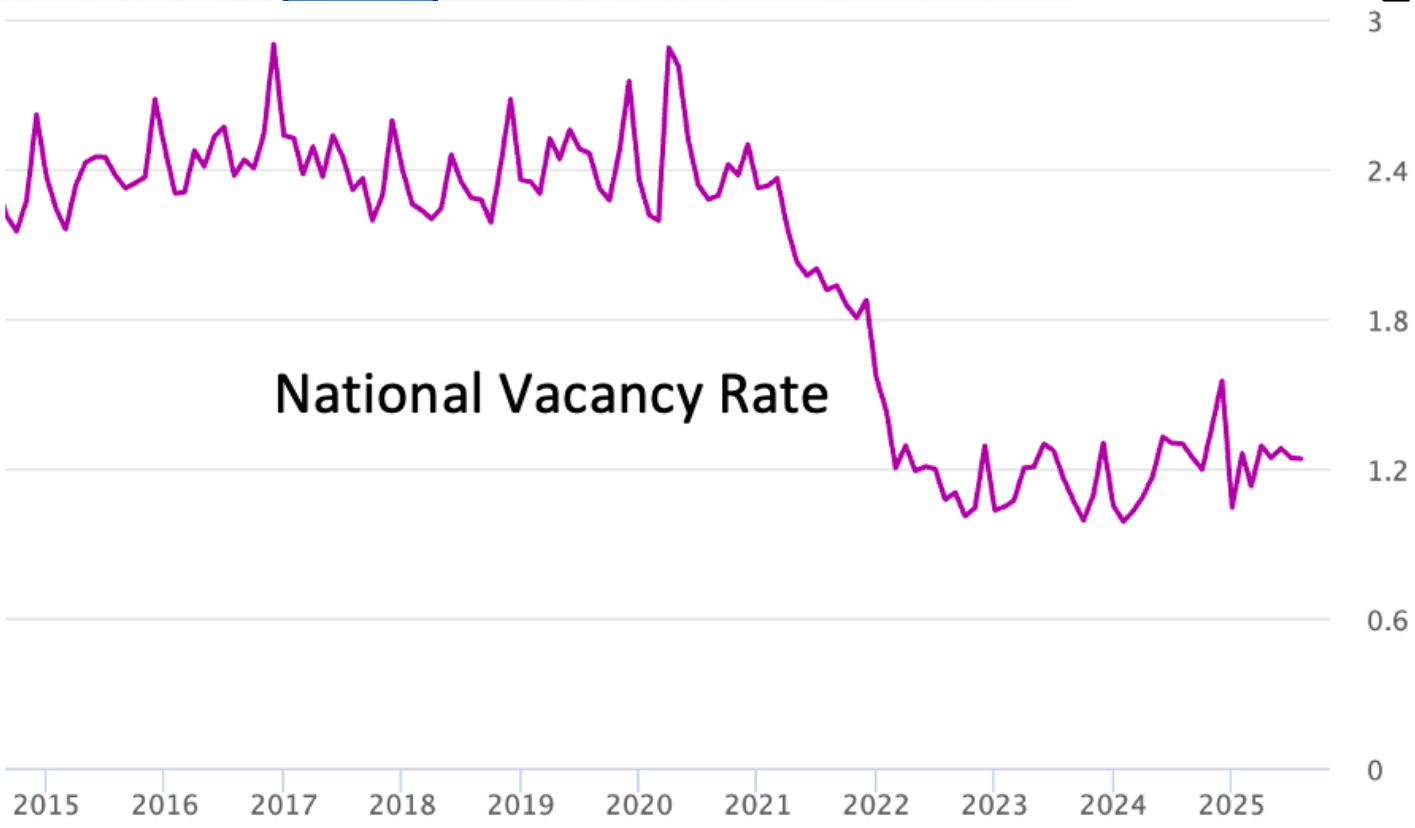
Australia's housing crisis

Who is affected?

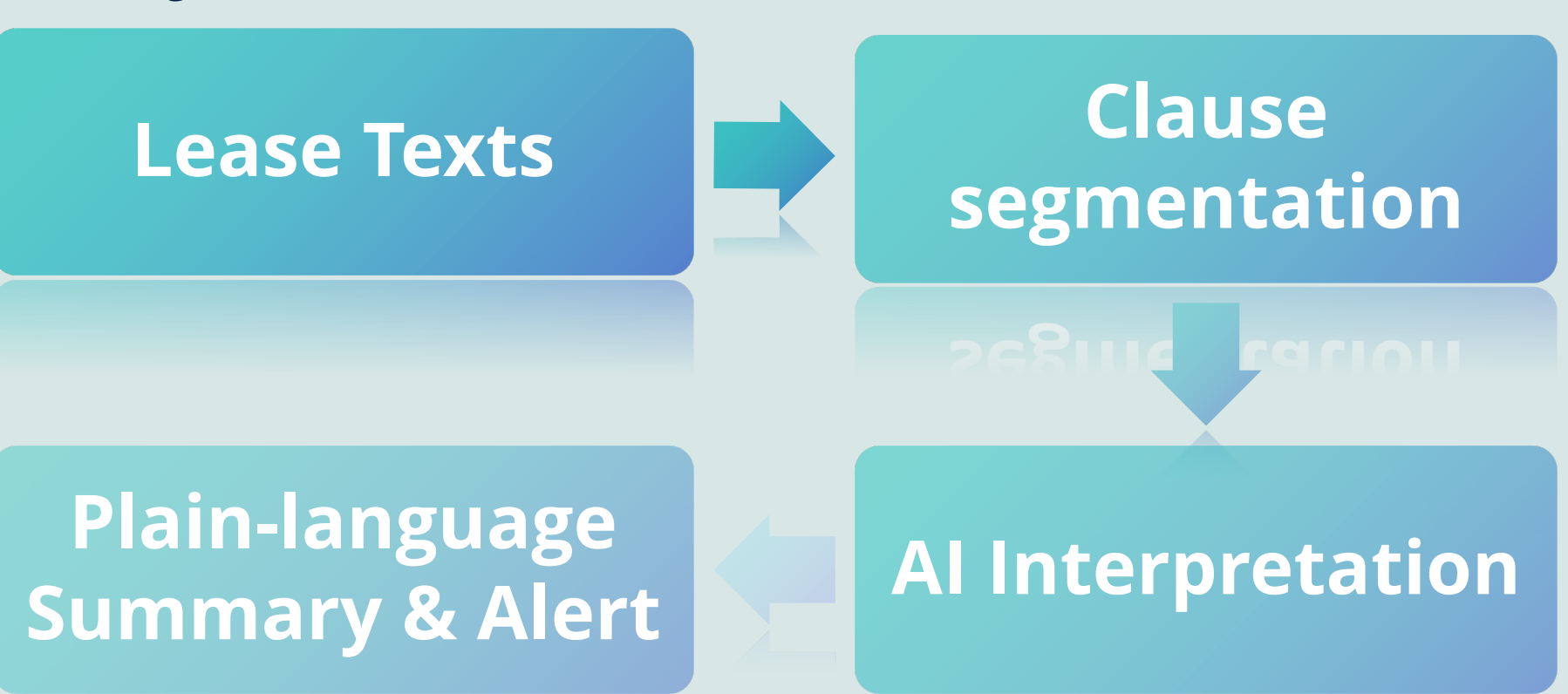
International students, older adults, Culturally and linguistically diverse (CALD) communities

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)



Project Aims



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

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.

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.

Expected Outcomes

