



New Legislation Explained



Volume 2 of our new Legislation changes due to start March 23



We hope that you found the last newsletter of interest, where we informed you of the changes to the Break-Lease legislation, the new Water efficiency measures required and new prescribed information for the standard of rental properties, prior to new leases being signed.

In this update we will cover

What is changing and how will it affect you as a Landlord



New Smoke Alarm Regulations.



There will be a new “standard form of agreement” for new leases from 23rd March 2020.

There will also be a change to the “standard Condition Report” document for use from 23 March 2020.



New Smoke Alarm Regulation

All new and existing tenancies will be affected by this change. From 23rd March, landlords will now have a mandatory obligation to check smoke alarms annually to ensure they are working and replace batteries or the smoke alarm where relevant. If any are found to be faulty or not working, they must be replaced/repared within 2 working days. Tenants are no longer fully responsible to arrange that, again within 2 working days.

We strongly recommend that landlords opt to subscribe to an annual smoke alarm maintenance service, which we can help organise on your behalf. All you need to do is instruct us to arrange that for you. An annual subscription is only \$99 per year.



A new standard form of agreement

Must be used for all new new leases from 23 rd March 2020. We are awaiting Fair Trading to release a full version of the document.

As with the new standard agreement there will be an updated condition report that must be used for new leases from 23 rd March 2020.

More info

Alicia Tancred - Licensee

Pacific Coast Property Network

or

**Any of our property managers at
rentals@pacificcoastproperty.com.au**



Pacific Coast Property Network

Beach and Wallis Streets

Forster NSW 2428

02 65557211