

Addendum to standard form Residential Tenancy Agreement

(Under Schedule 1 of the Residential Tenancies Regulation 2010)

From 29 April 2016:

Swimming pools

Amendment to Clause 40A

[Cross out clause 40A and preceding wording in square brackets in the standard form residential tenancy agreement and replace it with the following:]

[Cross out the following clause if there is no swimming pool or the swimming pool is situated on land in a strata scheme (within the meaning of the Strata Schemes Management Act 1996) or in a community scheme (within the meaning of the Community Land Development Act 1989) and that strata or community scheme comprises more than 2 lots]

- 40A. **The landlord agrees** to ensure that at the time that this residential tenancy agreement is entered into:
- 40A.1 the swimming pool on the residential premises is registered under the *Swimming Pools Act 1992* and has a valid certificate of compliance under that Act or a relevant occupation certificate within the meaning of that Act, and
 - 40A.2 a copy of that valid certificate of compliance or relevant occupation certificate is provided to the tenant.

From 30 October 2016:

Loose-fill asbestos insulation

Amendment to Clause 40B

- 40B. The landlord agrees:
- 40B.1 if, at the time that this residential tenancy agreement is entered into, the premises have been and remain listed on the LFAI Register, the tenant has been advised in writing by the landlord that the premises are listed on that Register, or
 - 40B.2 if, during the tenancy, the premises become listed on the LFAI Register, to advise the tenant in writing, within 14 days of the premises being listed on the Register, that the premises are listed on the Register.

Amendment to Notes. 1. Definitions

LFAI Register means the register of residential premises that contain or have contained loose-fill asbestos insulation that is required to be maintained under Division 1A of Part 8 of the *Home Building Act 1989*.