homesnorth
homes | lives | communities

Fact Sheet
PROPERTY INSPECTIONS

INSPECTIONS

During your tenancy, Homes North will carry out inspections to ensure that your property is being maintained.

Generally, Homes North carries out inspections six (6) weeks after you sign your tenancy agreement.

This is a follow up inspection just to see how you are settling into the property and if there are any issues that need reporting.

PROPERTY INSPECTIONS

- Homes North is allowed to inspect the premises up to four (4) times within a 12 month period, unless the tenant agrees otherwise, or is otherwise ordered by the NSW Civil and Administration Tribunal.
- Homes North must give 7 days notice before an inspection is carried out (unless the tenant agrees otherwise).
- Homes North may arrange a follow up inspection to check that repairs have been carried out or to address any issues that have been identified in the previous inspection.

VALUATION INSPECTIONS

At times, Homes North, or the landlord, may request a valuer to inspect the premises to value the property.

- No more than one valuation can be conducted in a 12 month period.
- Homes North must give you seven (7) days

notice of a property valuation inspection being carried out.

A valuation inspection is carried out to obtain the value of a property for asset management purposes only. It does not affect your current tenancy agreement.

INSPECTIONS WITHOUT CONSENT FROM THE TENANT

Section 55 of the Residential Tenancies Act 2010 No 42 states:

A landlord, the landlord's agent, or any other person authorised by the landlord may enter residential premises during a residential tenancy agreement without the consent of the tenant, and without giving notice to the tenant, only in the following circumstances:

- *In an emergency*
- *To carry out urgent repairs*
- *If the landlord, landlord's agent or person has made a reasonable attempt to obtain entry with consent and has reasonable cause for serious concern about the health or safety of the tenant or any other person that they believe is on the residential premises*
- *If the landlord forms a reasonable belief that the residential premises have been abandoned*
- *In accordance with an order of the Tribunal.*

A landlord, the landlord's agent or any other person authorised by the landlord may enter residential premises during a residential tenancy agreement without the consent of the tenant, after giving notice to the tenant, only in the following circumstances:

- To inspect the residential premises, not more than four (4) times in any period of 12 months, if the tenant has been given not less than seven (7) days written notice each time.

For full details of the Residential Tenancies Act, visit legislation.nsw.gov.au.

NEED TO CONTACT HOMES NORTH?	
Armidale (02) 6772 5133	Glen Innes (02) 6732 3652
Gunnedah (02) 6742 0363	Inverell (02) 6722 5137
Moree (02) 6752 4440	Tamworth (02) 6766 6897
Coledale (02) 6765 8879	www.homesnorth.org