

Information to be provided by landlords to tenants - Section 48(1) notice

A landlord must ensure that a tenant is given, before or at the time a residential tenancy agreement is entered into, a written notice setting out-

Details of agent if acting for the landlord:

<i>Insert name of registered agent or person managing the property for the landlord:</i>	
<i>Address for service of documents: (Can be an email address)</i>	
<i>Telephone:</i>	<i>Mobile:</i>

Details of landlord: *(Landlord details must be completed even if an agent is acting for the landlord)*

<i>Insert full name/s:</i>	
<i>Address for service of documents: (Can be an email address, but must not be the agent's address for service of documents)</i>	
	<i>Postcode:</i>
<i>Contact telephone number: (Only required if no agent is acting for the landlord)</i>	
Registered office address of the company: <i>(If the landlord is a company)</i>	
	<i>Postcode:</i>
Person with superior title to the landlord: <i>Name the person who has a right of ownership to the rented property (e.g. if the head tenant has sublet the property, the head tenant would complete the above section of this notice as the landlord and the person who owns the property has superior title to them)</i>	
<i>Insert full name:</i>	
<i>Address:</i>	
	<i>Postcode:</i>

NOTE: Section 48 of the *Residential Tenancies Act 1995* is printed overleaf.

RESIDENTIAL TENANCIES ACT 1995

Section 48—Information to be provided by landlords to tenants

- (1) A landlord must ensure that a tenant is given, before or at the time the landlord and tenant enter into a residential tenancy agreement, a written notice setting out—
 - (a) if an agent is acting for the landlord—the agent's name, telephone number and address for service of documents; and
 - (b) the landlord's full name and address for service of documents (which must not be the agent's address for service); and
 - (c) if no agent is acting for the landlord—the landlord's telephone number; and
 - (d) the full name and address of any person with superior title to the landlord; and
 - (e) if the landlord is a company—the address of the registered office of the company; and
 - (f) any other information required by the Commissioner.

Maximum penalty: \$1 250.

Expiation fee: \$210.

- (2) A landlord must take reasonable steps to ensure that a tenant is given, before or at the time the tenant commences occupation of the premises under a residential tenancy agreement, manufacturers' manuals, or written or oral instructions, about the operation of any domestic facilities requiring instructions.

Note—

Domestic facilities requiring instructions should also be listed in the tenancy agreement—see section (3a).

- (3) If a person succeeds another as the landlord, the new landlord must, within 14 days, ensure that the tenant is given a written notice setting out—
 - (a) if an agent is acting for the new landlord—the agent's name, telephone number and address for service of documents; and
 - (b) the new landlord's full name and address for service of documents (which must not be the agent's address for service); and
 - (c) if no agent is acting for the new landlord—the new landlord's telephone number; and
 - (d) if the new landlord is a company—the address of the registered office of the company; and
 - (e) any other information required by the Commissioner.

Maximum penalty: \$1 250.

Expiation fee: \$210.

- (4) If a name, address or telephone number of which the landlord is required to notify the tenant under this section changes, the landlord must, within 14 days of becoming aware of the change, notify the tenant in writing of the change.

Maximum penalty: \$1 250.

Expiation fee: \$210.

**For further information contact Consumer and Business Services on 131 882,
or visit www.sa.gov.au/tenancy/renters**

