

NOTICE OF ACCESS / INSPECTION / ENTRY

Sections 55 & 56 of the *Residential Tenancies Act 2010* (NSW)

Name of Tenant(s) and address of residential premises:

Tenant(s) Name:	
Address of residential premises:	
	Postcode:

Landlord / Landlord's Agent Details:

Landlord:	
Landlord's Agent: Oxbridge Group Pty Ltd	
Trading as: Oxbridge Property Group	ABN / ACN: 18 616 229 611
Address: Level 5	
616-620 Harris Street, ULTIMO, NSW	Postcode: 2007
Phone: 1300 680 690	Email:

Date and Time of Entry:

Date:	Time:
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Reason for Entry:

<input type="checkbox"/>	To inspect the residential premises (at least 7 days' written notice on each occasion not more than 4 times in any 12-month period) (Section 55(2)(a))
<input type="checkbox"/>	To carry out, or assess the need for necessary (but not urgent) repairs or to carry out maintenance (at least 2 days' notice on each occasion) (Section 55(2)(b))
<input type="checkbox"/>	To carry out, inspect or assess the need for work to comply with statutory health and safety obligations (at least 2 days' notice on each occasion) (Section 55(2)(c))
<input type="checkbox"/>	To inspect or assess the need for repairs to, or replacement of, a smoke alarm (not less than 2 business days' notice) (Section 55(2)(c 1))
<input type="checkbox"/>	To carry out repairs to, or replacement of, a smoke alarm (not less than 1 hours' notice) (Section 55(2)(c 1))
<input type="checkbox"/>	To obtain a property valuation (at least 7 days' notice on each occasion and not more than once in any 12-month period) (Section 55(2)(d))
<input type="checkbox"/>	To take photographs, or make a visual recording, of the interior of the residential premises for the purposes of advertising the residential premises for sale or lease (not more than once in the period of 28 days preceding the commencement of marketing the residential premises for sale or lease or the termination of the existing agreement), provided the Tenant(s) is given reasonable notice (Section 55(2)(d 1)(i)) and reasonable opportunity to move any of the Tenant's possessions that can reasonably be moved out of the frame of the photograph or the scope of the recording (Section 55(2)(d 1)(ii))
<input type="checkbox"/>	To show the residential premises to prospective tenants on a reasonable number of occasions (with reasonable notice on each occasion and only during the last 14 days before the termination of the existing agreement) (Section 55(2)(e))
<input type="checkbox"/>	To show the residential premises to prospective purchasers if the Tenant(s) and Landlord fail to agree under section 53 of the <i>Residential Tenancies Act 2010</i> (NSW) (not more than twice each week with at least 48 hours' notice on each occasion) (Section 55(2)(f))
<input type="checkbox"/>	The Tenant(s) agreed to the entry (Section 56)

Note: Other than where the Tenant(s) has otherwise agreed, there is an emergency, an urgent repair is required, the Landlord has reasonable cause for serious concern about the health and safety of the Tenant or anyone who may be on the residential premises, the Landlord reasonably believes there is an abandonment or pursuant to a Tribunal order, in each of the circumstances above, the Landlord's Agent:

- (a) must not enter the residential premises on a Sunday or public holiday;
- (b) may enter the residential premises only between the hours of 8.00am and 8.00pm;
- (c) must not stay on the residential premises longer than is necessary to achieve the purpose of the entry to the residential premises; and
- (d) must, if practicable, notify the Tenant(s) of the proposed day and time of entry.

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Sections 55 & 56 of the *Residential Tenancies Act 2010* (NSW)

SERVICE DETAILS (complete the applicable manner of service)

Where the Tenant(s) is an individual

- This notice was served on the Tenant(s) personally at any place or on a person apparently of, or above the age of, 16 years at the Tenant(s) residential or business address on / / **OR**
- This notice was served by delivering it in an envelope addressed to the Tenant(s) and leaving it in a mailbox at the Tenant(s) residential or business address on / / **OR**
- This notice was sent by post to the address specified by the Tenant(s) for the giving or service of documents on / / **OR**
- Where the Tenant(s) has failed to notify an address for the giving or service of documents, this notice was served on the Tenant(s) by sending it by post to the Tenant(s) last known residential or business address on / / **OR**
- This notice was served on the Tenant(s) by sending it by email to the email address

 of the Tenant(s) on / /

Where the Tenant(s) is a Corporation

- This notice was served on the Tenant(s) by leaving it with a person apparently of, or above the age of, 16 years at, or by sending it by post to: the head office YES NO; a registered office YES NO; a principal office of the corporation YES NO; to an address specified by the corporation for the giving or service of documents YES NO on / / **OR**
- This notice was served on the Tenant(s) by sending it by email to the email address

 of the Tenant(s) on / /

Where the Tenant(s) is a Government Department

- This notice was served on the Tenant(s) by leaving it at, or by sending it by post to, any office of the government department and addressed to the head of the government department on / / **OR**
- This notice was served on the Tenant(s) by sending it by email to the email address

 of the Tenant(s) on / /

I agree to be legally bound by the terms of this notice even if I sign this notice electronically.

Signature of Landlord / Landlord's Agent

Date

Name of Signatory