

Residential Tenancies Amendment Bill 2001

Explanatory note

This explanatory note relates to this Bill as introduced into Parliament.

Overview of Bill

Section 45 (1) of the *Residential Tenancies Act 1987* provides that the rent payable by a tenant under a residential tenancy agreement cannot be increased except by notice in writing given to the tenant specifying the amount of the increased rent and the day from which the increased rent is payable.

The object of this Bill is to amend the *Residential Tenancies Act 1987*:

- (a) to provide that the New South Wales Land and Housing Corporation is not required to give notice under section 45 (1) of the Act to tenants who receive a rebate of rent (ie those who do not pay market rent), and
- (b) to provide that any rent increase made before 1 January 1999 in respect of property leased by the New South Wales Land and Housing Corporation is not invalid merely because notice was not given in accordance with section 45 (1) of the Act in relation to the increase.

Outline of provisions

Clause 1 sets out the name (also called the short title) of the proposed Act.

Clause 2 provides for the commencement of the proposed Act on the date of assent.

Clause 3 is a formal provision giving effect to the amendments to the *Residential Tenancies Act 1987* set out in Schedule 1.

Schedule 1 amends the *Residential Tenancies Act 1987* in the manner described in the above overview.