



**NOTICE TO ENTER PREMISES, INCLUDING INSPECTION PURSUANT TO SECTION 72**

To:.....  
(insert name of tenant)

I hereby give you notice that I will enter the premises situated at:  
.....  
.....  
(insert address of rented premises)

on: ...../...../..... at: .....  
(insert date of entry) (insert time of entry)

- \*1. being not less than 48 hours and at a reasonable time for the purpose of carrying out necessary repairs or maintenance to the premises
- \*2. being not less than seven days nor more than fourteen days in advance and at a reasonable time for the purpose of:

.....  
.....  
.....  
(insert reason for entering rented premises)

**\* Strike out which is not applicable**

Signature of landlord/agent: ..... Date: ...../...../.....

Address of landlord/agent: .....  
.....

**Note:** Section 72 of the Residential Tenancies Act 1995 is printed overleaf.

This notice may be:

- 1. Given personally to the tenant.
- 2. Sent by post addressed to the tenant.
- 3. Left in a letterbox or other place likely to come to the attention of the tenant.

If two or more persons are tenants, the notice can be given to any one of them.

**If you have any questions or doubts about this notice, contact the Tenancies Branch at Level 1, 91-97 Grenfell Street, Adelaide. Telephone (08) 8204 9544; Facsimile (08) 8204 9570**

## RESIDENTIAL TENANCIES ACT 1995

### Right of entry

#### 72. 1

It is a term of a residential tenancy agreement that the landlord may enter the premises if (and only if)-

- (a) the entry is made in an emergency; or
- (b) the landlord gives the tenant written notice stating the purpose and specifying the date and time of the proposed entry not less than seven and not more than 14 days before entering the premises; or
- (c) the entry is made at a time previously arranged with the tenant (but not more frequently than once every week for the purpose of collecting the rent); or
- (d) the entry is made at a time previously arranged with the tenant (but not more frequently than once every four weeks) for the purpose of inspecting the premises; or
- (e) the entry is made for the purpose of carrying out necessary repairs or maintenance at a reasonable time of which the tenant has been given at least 48 hours written notice; or
- (f) the entry is made for the purpose of showing the premises to prospective tenants, at a reasonable time and on a reasonable number of occasions during the period of 28 days preceding the termination of the agreement, after giving reasonable notice to the tenant; or
- (g) the entry is made for the purpose of showing the premises to prospective purchasers, at a reasonable time and on a reasonable number of occasions, after giving the tenant reasonable notice; or
- (h) the entry is made with the consent of the tenant given at, or immediately before, the time of entry.

#### 72. 2

This section does not apply to a part of the premises that the tenant uses in common with the landlord or another tenant of the landlord.