

FACTSHEET

Home Visits and Property Inspections

Inspections

During your tenancy, Venture Housing will carry out home visits to inspect your home to ensure it is being maintained, and to see how your tenancy is going.

It is a term of a Residential Tenancy Agreement that Venture Housing may only enter the premises in accordance with the Residential Tenancies Act 1999.

Entry with consent

Venture Housing may, with the consent of a tenant given at or immediately before the time of entry, enter the premises or ancillary property between 7 am and 9 pm.

Property Inspections

Generally, Venture Housing carries out inspections 3 to 6 weeks after you sign your tenancy agreement and move into your home. This is a follow up visit just to see how you are settling into your home and if there are any issues that need reporting.

Venture strongly encourages tenants to be home during the planned home visit so we can discuss the tenancy and any issues about your home, such as repairs with you. This helps us to effectively respond and act on anything that needs our attention.

- ✓ Venture Housing is allowed to inspect the premises up to four times within a twelve-month period, unless the tenant agrees otherwise or is otherwise ordered by the NT Civil and Administration Tribunal.
- ✓ Venture Housing must give seven (7) days' notice before an inspection is carried out (unless the tenant agrees otherwise).
- ✓ Venture Housing 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.

Inspection by prospective tenants

Venture Housing may enter the premises for the purpose of showing the home to prospective tenants if the entry is made:

- ✓ between 7 am and 9 pm.
- ✓ during the 28 days before the termination of the agreement; and
- ✓ at a time of which a tenant has been given not less than 24 hours written or oral notice.

Tenant to be present during Home Visits and inspections

Inspections of your home must be carried out in the presence of the tenant.

Unless:

- ✓ the tenant has refused, other than on reasonable grounds, to be present at the time specified for the inspection;
- ✓ the tenant has, in writing, waived the right to appear or to be represented at the inspection;
- ✓ the tenant is not at the premises at the time specified for inspection; or
- ✓ the entry is made in an emergency or if we have reasonable grounds to suspect that significant damage has been, is being, or is about to be, caused to the premises or ancillary property.

Inspections without notice

Venture Housing may enter your home without notice:

- ✓ in an emergency; or
- ✓ if we have reasonable grounds to suspect that significant damage has been, is being, or is about to be, caused to the premises or to ancillary property