

2019

**THE LEGISLATIVE ASSEMBLY FOR THE
AUSTRALIAN CAPITAL TERRITORY**

**RESIDENTIAL TENANCIES AMENDMENT BILL 2018
Amendments to be moved by the
Attorney-General**

SUPPLEMENTARY EXPLANATORY STATEMENT

**Presented by
Gordon Ramsay MLA
Attorney-General**

RESIDENTIAL TENANCIES AMENDMENT BILL 2018 (No 2)

Introduction

This explanatory statement relates to further amendments to the Residential Tenancies Amendment Bill 2018 (No 2) (the Bill) as presented to the Legislative Assembly. It has been prepared in order to assist the reader of the Bill and to help inform debate on it. It does not form part of the Bill and has not been endorsed by the Assembly.

The statement is to be read in conjunction with the Bill. It is not, and is not meant to be, a comprehensive description of the Bill.

Purpose of the Bill

The Bill will amend the *Residential Tenancies Act 1997* to provide an improved framework for residential tenancy agreements.

Outline

Background

The Government Amendment omits the line ‘swimming pool fencing’ from the example relating to subpar (i) in proposed new section 71AA (which relates to the definition of ‘special modifications’).

This example has been removed to prevent any confusion regarding responsibility for installing swimming pool fencing in rental properties in the ACT. That responsibility properly lies with the lessor.

Human Rights considerations

The Government amendments do not engage the *Human Rights Act 2004*.

Clause notes

1 – Clause 13, Page 8, Line 5

Amendment 1 omits the reference to ‘swimming pool fencing’ from the example.