

## Authorised Version

### Retail Leases Amendment Regulations 2022

S.R. No. 99/2022

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## Authorised Version

STATUTORY RULES 2022

S.R. No. 99/2022

*Retail Leases Act 2003*

### **Retail Leases Amendment Regulations 2022**

The Governor in Council makes the following Regulations:

Dated: 27 September 2022

Responsible Minister:

JAALA PULFORD

Minister for Small Business

SAMUAL WALLACE  
Clerk of the Executive Council

#### **1 Objectives**

The main objectives of these Regulations are to amend the Retail Leases Regulations 2013—

- (a) to provide for matters consequential to the commencement of the **Retail Leases Amendment Act 2020**; and
- (b) to make other minor and technical amendments.

#### **2 Authorising provision**

These Regulations are made under section 99 of the **Retail Leases Act 2003**.

#### **3 Commencement**

These Regulations come into operation on 1 December 2022.

#### **4 Principal Regulations**

In these Regulations, the Retail Leases Regulations 2013<sup>1</sup> are called the Principal Regulations.

#### **5 Schedule 1—Landlord's disclosure statement— Retail premises not located in retail shopping centres**

- (1) In Schedule 1 to the Principal Regulations, for all words and expressions beginning "This statement is to be completed" and ending "signing of a new lease." **substitute—**

"This statement is to be completed by the Landlord and must be provided to the Tenant with a copy of the proposed lease at least 14 days before the signing of a new lease. If this statement and the proposed lease are provided to the Tenant less than 14 days before a new lease is entered into, the lease is taken to commence 14 days after the disclosure statement and proposed lease are given to the Tenant."

- (2) At the end of item 13.2 of Schedule 1 to the Principal Regulations **insert—**

"(Note: section 52 of the **Retail Leases Act 2003** provides for the landlord's liability for certain costs relating to repairs and maintenance work.)".

- (3) At the end of item 13.7 of Schedule 1 to the Principal Regulations **insert—**

"(Note: section 52 of the **Retail Leases Act 2003** provides for the landlord's liability for certain costs relating to repairs and maintenance work.)".

#### **6 Schedule 2—Landlord's disclosure statement— Retail premises located in retail shopping centres**

- (1) In Schedule 2 to the Principal Regulations, for all words and expressions beginning "This statement is to be completed" and ending "Office of the Small Business Commissioner." **substitute—**

"This statement is to be completed by the Landlord and must be provided to the Tenant with a copy of the proposed lease at least 14 days before the signing of a new lease. If this

statement and the proposed lease are provided to the Tenant less than 14 days before a new lease is entered into, the lease is taken to commence 14 days after the disclosure statement and proposed lease are given to the Tenant."

- (2) At the end of item 14.2 of Schedule 2 to the Principal Regulations **insert**—

"(Note: section 52 of the **Retail Leases Act 2003** provides for the landlord's liability for certain costs relating to repairs and maintenance work.)".

- (3) At the end of item 14.10 of Schedule 2 to the Principal Regulations **insert**—

"(Note: section 52 of the **Retail Leases Act 2003** provides for the landlord's liability for certain costs relating to repairs and maintenance work.)".

#### **7 Schedule 3—Landlord's disclosure statement on renewal of lease**

- (1) After item 1.1 of Schedule 3 to the Principal Regulations **insert**—

"1.2 Details of any changes from previous disclosure statement."

- (2) After item 2.1 of Schedule 3 to the Principal Regulations **insert**—

"2.2 Details of any changes from previous disclosure statement."

- (3) After item 3.2 of Schedule 3 to the Principal Regulations **insert**—

"3.3 Details of any changes from previous disclosure statement."

- (4) After item 4.1 of Schedule 3 to the Principal Regulations **insert**—

"4.2 Details of any changes from previous disclosure statement."

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## **Endnotes**

<sup>1</sup> Reg. 4: S.R. No. 41/2013.