

Mandatory Activity Outline 2026/27 Estate Agents and Agents' Representatives

Legislative & Regulatory
Compliance – Commercial Real
Estate – Repair and Maintenance
provisions of Retail Leases

Overview

This activity provides participants with an understanding of the requirements for repair and maintenance provisions of a lease under the *Retail Leases Act 2003*.

Section references are to the *Retail Leases Act 2003*.

Delivery

This activity must be directly delivered by the Continued Professional Development (CPD) provider either in person or online in a format that requires participants to interact or engage with the content while it is being delivered. The activity must be at least one hour in duration.

Learning outcomes

Upon successful completion of this course, participants should be able to demonstrate the following knowledge and capabilities:

- describe the tenant's repair and maintenance obligations in a lease
- describe the landlord's repair and maintenance obligations in a lease
- identify the requirements of Section 52
- describe the disclosure statement obligations for repairs and maintenance
- describe the obligations in the annual Section 46 outgoing statement
- describe the issues arising if repairs and maintenance are not undertaken including dispute resolution processes.

Assessment

A written assessment must be undertaken to assess a participant's understanding of the course content and ability to apply to case-studies.

The assessment must require a sufficiently high pass mark to ensure that participants' knowledge and achievement of the learning outcomes are thoroughly tested. Participants who do not meet this standard will be required to complete the assessment again, with limited re-attempts. Participants who complete the course successfully must be provided with a certificate of completion.