

Lamps and Lamp Replacement

1. Purpose

The purpose of this policy is to establish the responsibilities of the Housing Trust and tenants' with regard to lamps within common areas and their properties.

2. Policy

The Housing Trust is responsible for the maintenance, repair and replacement of lamps in common areas in order to ensure safe areas; this also includes stairwells.

Tenants are responsible for the lamps within their properties.

3. Tenancy

The Housing Trust will ensure all lamps are in working order when a tenant enters a property to assume the tenancy. If a lamp is located in an unsafe or inaccessible location; we will move the lamp if possible or adjust the lamp so it becomes accessible. If we are unable to make a lamp accessible we will be responsible for the maintenance.

Tenants are responsible for the replacement of all globes, fluro tubes, fluro starters and heat lamps once they commence in the tenancy. If during the tenancy, the tenant changes the lamp and it continues to the fail, they can advise the Housing Trust and we will arrange for an electrician to attend and investigate and rectify any defect.

If during inspections, lamps are missing, removed or modified this will be investigated and the tenant may be charged for repairs.

4. End of Tenancy

All lamps should be in working order on exit.