



TERMITES



fact sheet

Home owners in New South Wales have rights under the *Residential (Land Lease) Communities Act 2013* and the *Residential (Land Lease) Communities Regulation 2015*. This fact sheet gives information about termites and termite infestation, who is responsible, and the remedies available to home owners if termites are discovered.

Termites

Termites are often called the “silent destroyer”, because they may be secretly hiding and thriving in your home or yard without any immediate signs of damage. All termites consume cellulose-based plant materials. Unfortunately, all homes, regardless of their construction type, can provide cellulose food for termite infestation.

Small steps make a big difference in termite prevention and sustaining an effective termite treatment plan. Start by eliminating moisture conditions and termite food around your home. These simple steps make your home a less attractive target, helping deter termites.

Eliminate moisture problems including leaking taps, water pipes, and A/C units. Try to divert water from around the foundation and keep gutters and downspouts clean. Remove excessive plant cover and wood mulch. Keep all vents clear and open and seal entry points around water and utility lines or pipes.

How do I know if I have termites?

Some indications you may have a termite infestation:

- A temporary swarm of winged insects in your home or from the soil around your home.
- Any cracked or bubbling paint or frass (termite droppings).
- Wood that sounds hollow when tapped.
- Mud tubes on exterior walls, wooden beams or in crawl spaces.
- Discarded wings from swarmers.



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Who is responsible: the home owner or the community operator?

Section 37 of the *Residential (Land Lease) Communities Act 2013* states that a community operator has the responsibility to take reasonable steps to keep the community’s common areas reasonably free of noxious weeds and vermin. Of course, when first starting a tenancy, the community operator should also make sure that the site is clean and safe.

If it can be proven that after writing to the community operator about the discovery of termites and the community operator fails to do anything to investigate and eradicate the termites, then the community operator may be found liable to pay any repair and

replacement costs if termite damage is caused to the home.

You should write immediately to the community operator if you suspect you have found termites either on your site, your home or in a common area of the community. Disputes surrounding termite damage can be determined by making an application to the Civil and Administrative Tribunal.

For further advice on termites and termite infestation, please contact your local affiliate, or contact ARPR on **1300 798 399**. More advice is also available from NSW Fair Trading on **133 220**.

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