



IS YOUR PROPERTY 2022 COMPLIANT??

Smoke alarm Industry faces stock challenges as the deadline fast approaches



Our clients will be aware of the Dec 31st deadline to have their rental properties compliant to new smoke alarm legislation. In fact, our proactive approach has resulted in 80% compliance of properties under our management.

For those property owners who haven't yet approved the upgrade quotes, the smoke alarm industry has a timely warning for you.

Many smoke alarm suppliers and manufacturers rely on global supply chains to manufacture and ship their products. The ongoing COVID-19 pandemic has slowed transportation and imposed domestic and international border restrictions, causing challenges with smoke alarm stock shortages across Queensland.

Of great concern is the fact that only 55% of all Queensland rental properties have been upgraded. Therefore, as the deadline approaches, hundreds of thousands of property owners will be scrambling to have their properties upgraded.

The current industry average wait time for a 2022 upgrade is 4-6 weeks and the stock challenges may increase this timeframe.

'What happens if my smoke alarms are not upgraded by January 1st 2022?'

Once a lease agreement ends, you will not be permitted to enter into a fixed term lease unless your property is upgraded. This applies to lease renewals AND new tenancies.

Current tenancies will default into a periodic agreement with little security for owners, as the tenant can leave at any time with 2 weeks' notice.

If a tenancy ends, you will not be permitted to place new tenants until the property is upgraded. Obviously, the concern is a reduced rental income while your property sits vacant. As we expect smoke alarm installers to be booked to capacity next year, your loss may become significant.

'I'm ok – my tenants have just signed a 12-month lease so I can wait until then to upgrade.'

Unfortunately, we can never be 100% sure that a tenancy will run full term because a tenant can apply to end their agreement early ('Break Lease') at any time. If this happens from January and your property isn't upgraded, it could be vacant for weeks while you wait for a contractor with sufficient time and stock to perform the upgrade.

The team at Solutions Property Management don't want to see our clients caught in this situation.

For those who have been waiting for the right time to act – that time has come. Ensure your tenants are safe, your property is protected, and your rental income is secured. Approve your upgrade NOW so we can all sleep easier.

AUGUST LEASING REPORT

Available rentals further decrease as tenants decide to stay put

August has been characterised by an ever-shrinking rental list, showing that tenants are deciding to renew their leases and stay in their current properties rather than try their chances at finding another rental property.

Anecdotally, we can report that many tenants are indicating their intention to leave at the end of the lease; only to sign a lease renewal after a few weeks of unsuccessfully trying to find their next property.

Our office vacancy rate remained at 0.0% - 0.2% for the month of August.

CALENDAR DATES

DISBURSEMENTS

Wed 1st Sept
Wed 8th Sept
Wed 15th Sept
Wed 22nd Sept
Wed 29th Sept

STATEMENT

Fri 1st Oct

Unique collaboration of industry and government

Laura our Managing Director was invited by the REIQ and REA (RealEstate.com.au) as part of a group of industry leaders to an intimate luncheon meeting with the Honorable Leeanne Enoch (Minister for Communities and Housing, the Arts and Digital Economy) at Treasury Brisbane in August.

With the Housing Legislation Amendment Bill currently tabled in parliament, attendees welcomed the opportunity to provide feedback to the Minister regarding concerns over some aspects of the proposed rental reforms.



BACK ROW: Cathie Crampton (Place), Connie McKee (REIQ), Susan Devin (REA), Cameron Kusher (REA), Karmen Costigan (Harcourts), Selinda Randall (REIQ), Lisa Peruzza (Place), Dee A'Bear (REA), Clint Dowdell-Smith (BeesNees), Laura Valenti (REIQ Board Director), Peter Brewer (REIQ Board Chair), Haesley Cush (Ray White)
SEATED: Amy Bennett (McGrath), Antonia Mercorella (REIQ CEO), the Hon Minister Leeanne Enoch