



DATE SET FOR TENANCY REFORMS - OCT 1

The Qld Government has announced the commencement date of the stage 1 rental reforms which were passed last October.

Below is a summary of the reforms, how they will impact property owners, and how we will work to minimise your risks.

Commencing 1st October 2022

ENDING TENANCIES

The 'Without Grounds' option to end a tenancy will be removed, which means we will have to give a prescribed reason to not renew a lease at the end of an agreement.

Prescribed reasons will include:

- The sale of the property
- Major renovations
- The owner (or close relatives) moving into the property
- End of a fixed-term agreement

Fortunately, the last option still enables an owner to end a tenancy at the lease expiry.

HOWEVER, this now puts in jeopardy all Periodic Leases. Currently we are able to end a periodic lease 'without grounds' with 2 months' notice. After 1st October, the only ways to end a periodic agreement will be if you sell, renovate, or move in.

As we regard this as a significant concern, we recommend to our owner clients who currently have a periodic agreement in place to move to a fixed-term agreement.

RENTING WITH PETS

If a tenant requests to keep a pet, the owner must have reasonable grounds to refuse, and respond in writing within 14 days. Reasonable grounds include if the property is unsuitable, and if keeping the pet would breach laws.

Protections for property owners include:

- You can place reasonable conditions on pet ownership, such as the pet is to be kept outside or carpets are cleaned and the property fumigated upon vacating.
- The laws clarify that fair wear and tear does not include pet damage.

MINIMUM HOUSING STANDARDS

- Tenants will have 7 days to complete and return the entry condition report at the start of a tenancy (currently 3 days).
- Tenants will be able to end their lease if the property is not in good repair. The order remains with the property, meaning the property will not be able to be re-tenanted until the issue has been resolved.
- Tenants and Property Managers can action emergency repairs up to the value of 4 weeks' rent without the owner's consent.

We will be working closely with the REIQ and keep you informed at all times, to make sure we represent your best interests while working within the new laws.

For further information:

<https://www.chde.qld.gov.au/about/initiatives/rental-law-reform>

FEBRUARY LEASING REPORT

While the current low vacancy rate is favourable towards property owners, it can also present challenges.

You may request your tenants to leave for various reasons, such as selling or renovating the property; you intend to move in; or you are simply not happy with the tenancy.

The problem when there is a high demand for rentals, is that your tenants may not be successful in finding another property; increasing the chance of them overstaying their tenancy.

Of course, there is a legal process to follow if this happens but it may take several weeks to vacate the tenant.

This is one reason that we recommend leaving a few days extra between tenancies so that if this happens, we have time to make alternative arrangements with the incoming tenants.

Another challenge is the critical shortage the industry is facing of cleaners and tradespeople, who are often fully booked at least one week in advance. Therefore if a property is not left in a satisfactory condition, extra time is needed to turn the property around and have it ready for new tenants.

It is worth remembering that if a tenant is unable to move in as planned on their lease agreement, the owner may be responsible for providing temporary accommodation for the tenants until the property is ready. The cost of this would far outweigh an extra few days of vacancy.

Office Vacancy Rate - 0.37%

IMPORTANT DATES

DISBURSEMENTS

Wed 2nd March
Wed 9th March
Wed 16th March
Wed 23rd March
Wed 30th March

STATEMENT

Fri 1st Apr

OFFICE CLOSURE

Friday 11th March
11.00am - 4.00pm

Our team will be attending a training luncheon held by the REIQ, so our offices will be closed during this time.

SOLUTIONS TURNS



Thank you to our loyal Clients!