



RENTAL REFORMS - MAINTENANCE & REPAIRS

Last month we explained the new laws surrounding ending tenancies. This month we look at changes relating to repairs, due to begin on 1 Oct 2022.

MAXIMUM SPEND LIMIT FOR EMERGENCY REPAIRS

Many owners don't realise that under their tenancy agreement, tenants have the authority to spend up to a certain amount to arrange "Emergency" repairs to the property if they are unable to contact the agent/owner, or reasonable action is not taken by the agent/owner.

Currently this maximum amount is **2 weeks'** worth of rent; but after 1st Oct, this amount will increase to **4 weeks'** rent.
(See right for the definition of an "Emergency").

Currently most of our clients have given us the authority to spend 2 weeks' rent, so moving forward we will seek to raise this to 4 weeks so that as your representative, we can have at least the same authority to act as your tenants do.

NEW QCAT ORDER - "REPAIR ORDER"

If a tenant has notified the agent/owner of a repair on the property or inclusions, and the repair is not carried out within a reasonable time, the tenant will be able to apply to QCAT for a repair order.

In granting a Repair Order, QCAT may give directions including time frame for the repairs to be completed; compensation payout to the tenant; and ending the tenancy agreement.

A Repair Order remains with the property even if the tenant vacates. The Repair Order will need to be disclosed in a new lease agreement, and for serious repairs the property must remain vacant until the Repair Order is complied with.

What is an "Emergency" Repair?

It's important for all owners to understand what constitutes as an 'emergency' which is defined under the RTRA Act, and includes:

- a burst water service or serious water service leak;
- a blocked or broken lavatory system;
- a serious roof leak;
- a gas leak;
- a dangerous electrical fault;
- flooding or serious flood damage;
- serious storm, fire or impact damage;
- a failure or breakdown of the gas, electricity or water supply to the property;
- a failure or breakdown of an essential service or appliance on the property for hot water, cooking or heating;
- a fault or damage that makes the property unsafe or insecure;
- a fault or damage likely to injure a person, damage property or unduly inconvenience a resident of the property; or
- a serious fault in a staircase, lift or other common area of the property that unduly inconveniences a resident in gaining access to, or using, the property.

These new laws highlight the importance of keeping your property and all its inclusions in good repair, not only to maintain its value but also to avoid costly QCAT fees and compensation claims.

For more information, you can contact our office or check out the RTA website:

<https://www.rta.qld.gov.au/rental-law-changes>

AUGUST LEASING REPORT

The tight market continues and our vacancy rate for the month remains at 0.0% - 0.2%.

Applications remain constant and it's not surprising that the highest demand remains for properties in the lower price bracket (under \$500 per week).

DATES

DISBURSEMENTS

Wed 7th Sept
Wed 14th Sept
Wed 21st Sept
Wed 28th Sept

MONTHLY STATEMENT

Mon 3rd Oct

Working Together for Successful Tenancies

Connecting Real Estate and Community Support Services

SafeHome Alliance teamed up with community support groups in the Moreton Bay Region to hold a networking event for property managers.



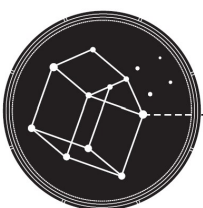
This practical workshop gave both sides the opportunity to connect and share experiences with the aim to help maintain successful tenancies for those with high needs such as survivors of DFV.

The Priority Project

Helping survivors of Domestic Violence

We are seeking expressions of interest from property owners who would like to give priority to survivors of domestic violence. Click on the link for more information

<https://cutt.ly/2Dkt74u>



THE CONSTELLATION PROJECT
TOWARDS ENDING HOMELESSNESS IN A GENERATION

SafeHome
ALLIANCE