

# Property Investor Report



## NEW LAWS FOR TENANCIES

A new Act that changes some of the rules for renting houses, units, townhouses, caravans and other moveable dwellings will start on 1 July 2009. The *Residential Tenancies and Rooming Accommodation Act 2008* combines and updates the existing laws that cover renting your home.

The information below covers how some of the new laws will affect you, the lessor.

### TENANCY AGREEMENTS

#### **New tenancy agreement forms**

There is a new tenancy agreement form which needs to be used for tenancies started from 1 July 2009: General Tenancy Agreement (Form 18a) for houses and units. This form has new standard terms. People with existing agreements do not need to enter a new agreement because the Act automatically applies to all existing agreements.

#### **Changes in notice periods**

Lessor must give tenants 2 months notice to leave without grounds, whether the agreement is for a fixed term or periodic.

#### **Disputing significant changes between agreements**

Tenants can dispute significant changes between agreements for the same property with the lessor/agent, such as excessive rent increases or whether pets are allowed. Tenants can dispute a significant change in their tenancy agreement by lodging a Dispute Resolution Request (Form 16) with the RTA after signing the new agreement.

### RENT AND RENT INCREASES

#### **Rent increases limited**

Under the new laws rent can not be increased unless there has been at least 6 months since the last increase, no matter what type of agreement tenants are on.

#### **Change to notice period for rent increases**

There is now a requirement for lessors and agents to give tenants 2 months written notice of a rent increase during an agreement.

### ENTRY TO THE PROPERTY

#### **Entry during a 2 hour period**

The lessor/agent must now specify on the Entry Notice (Form 9) a 2 hour time period during which they intend to enter the premises, for example, to inspect the premises. The lessor/agent must enter the property during that particular 2 hour period. They can then stay in the property past the end of the 2 hour period to complete the job. This does not apply to entry by tradespeople.

#### **Entry times**

The lessor/agent can only enter the premises on a Sunday, public holiday or between 6:00pm and 8:00am with the tenant's agreement.

#### **Privacy for tenants**

Where premises are to be sold or re-rented, the lessor/agent can only hold an open house or onsite auction with the tenant's agreement. Photos showing tenant possessions can only be used if the tenant agrees.

### **New grounds for entry**

If a lessor/agent has asked a tenant to fix a significant breach (such as using the property for an illegal purpose) with a Notice to Remedy Breach (Form 11), the lessor/agent is allowed to enter within a 2 week period of the expiry of the Form 11 to check that the breach has been fixed. If the lessor/agent has organised repairs to be done on the property, they are also able to enter the property (after giving the correct notice) to make sure the tradesperson has fixed the problem as requested. If the lessor/agent wishes to enter for either of these reasons, they must still give an Entry Notice (Form 9) to the tenant with 24 hours notice.

Source: [www.rta.qld.gov.au](http://www.rta.qld.gov.au)

### **To our Clients...**

*The main difference you will notice is that we will contact you to seek your instructions on lease renewals at least **three months** before the end of the lease.*

*Please note that the information on this page provides a general overview of the changes, however is not exhaustive.*

*For more information on the Residential Tenancies and Rooming Accommodation Act 2008 and the transitional arrangements in place, contact the RTA on 1300 366 311 or call me at the office.*

*Norma Fleming  
Senior Property Manager*

## Leased in May



ADDRESS	DETAILS	RENT	
Tylah St, Kallangur	2-bed Duplex	\$275	(\$5 incr)
Amy St, Morayfield	4-bed, ensuite, DLUG	\$310	(new)
Silk St, Morayfield	4-bed, ensuite, DLUG, a/c, lge block	\$370	(new)

### LETTING OFFICER'S REPORT

Rental enquiries were slow throughout May, and the recent local flooding has put people off viewing properties during the last half of the month.

However, as June approaches we have noticed a surge of enquiries and are expecting many properties to be tenanted in the next couple of weeks.

Melissa Rudek  
Letting Officer

### [www.solutionsproperty.com.au](http://www.solutionsproperty.com.au)

Our website has been designed as a ready resource of information and useful links for YOU our Clients. You can even download this newsletter, or view previous editions.

I am constantly updating it so I encourage you to log on and save it on your 'Favourites'.

Laura Valenti  
Managing Director

**Calendar Dates for June**



**Disbursements**

Mid Month-  
Mon 15th June

End of Month-  
Tues 30th June

**Office Holidays**

Queen's Birthday  
Mon 8 June

## Rates Payments—IMPORTANT INFORMATION!!!

The Moreton Bay Regional Council has announced that from 1 July 2009, all rates notices will be issued **QUARTERLY**.

This is another step towards the complete amalgamation of the three shire councils (Redcliffe, Pine Rivers, and Caboolture).

Only owners of properties in the Caboolture Shire will notice this difference, because until now, they have been on an annual or monthly payment system.

Please note that the monthly option is only available by a direct debit arrangement with the Council.

Therefore, if your property is in the Caboolture Shire and we are paying your rates notices for you, please note that the payments will now be made **quarterly** from your rent account.

Please also note that the Council will no longer be offering discounts for early payments.

If you have any questions regarding this, please feel free to call me at the office.

For more detailed information you can call the Council on 3205 0555 or check out [www.moretonbay.qld.gov.au](http://www.moretonbay.qld.gov.au).

Laura Valenti  
Managing Director