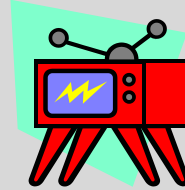


# Property Investor Report



## Digital Television Antennas for Rental Properties



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

The Australian Federal Government is preparing to shut down analogue television broadcasts in favour of digital. So what are the legal obligations a lessor must meet to ensure the rental property's antenna can pick up digital signals? The answer to this question is not clear cut.

Under the Residential Tenancies and Rooming Accommodation Act 2008 lessors must ensure the premises and inclusions are maintained "in good repair". What this means is that if lessors have provided a television antenna that receives transmissions at the start of the tenancy, then that should be maintained throughout the entire occupancy. This however does not necessarily mean that the lessor must automatically upgrade systems or include enhancements such as cable installations.

According to the Australian Federal Government's digital ready website - [www.digitalready.gov.au](http://www.digitalready.gov.au), many existing antennas will be able to receive digital transmissions without any problem. In some cases, an antenna will need to be upgraded because the new digital channels are in a new frequency band or because the antenna is older or not in good condition.

For existing tenancies, if an antenna cannot receive digital signals and the analogue service is to be turned off, the most appropriate option is for the parties involved to negotiate about the enhancement or replacement of the antenna.

Ultimately, if no agreement can be reached and a tenant considers there has been a breach of the agreement, they can apply for dispute resolution assistance and if unresolved an application can be made to the Queensland Civil and Administrative Tribunal for a decision about the matter.

For more information visit <http://www.digitalready.gov.au/when-do-i-switch/Rollout-map/Queensland.aspx>.

### \* Keys \*

This is a reminder about our procedure of keeping office sets of property keys.

As well as keeping one full set of keys in our office, we have been making up an extra set of 'access keys' per property.

This set is handed out to tradespeople, valuers, etc, so that we are not left without a set of keys in the office.

We have been able to make up this extra set of keys for most of our managed properties. The ideal opportunity is when your property has a change of tenancy so we are able to do a proper key audit and identify the keys that will need to get cut.

If we need to have any cut, we will write a comment on the invoice to explain it's for our office 'Tradie' set.



## Leased in May

Address	Details	Rent
Koel Ct, Warner	2-bed duplex, a/c, carport	\$280 (same)
Grigg Dve, Morayfield	3-bed house, a/c, SLUG	\$295 (\$15 incr)
Joyce St, Burpengary	3-bed townhouse, a/c, SLUG	\$300 (\$10 decr)
Lyndon Way, Bellmere	4-bed house, ens, a/c, DLUG	\$320 (\$20 decr)
Gabrielle Ct, Kallangur	3-bed duplex, ens, a/c, SLUG	\$330 (same)
Terrace Ct, Narangba	4-bed house, ens, DLUG	\$350 (\$20 decr)
Lennon Bvd, Narangba	4-bed house, ens, a/c, DLUG	\$360 (\$10 decr)
Grange Ct, Narangba	4-bed house, ens, a/c, DLUG	\$370 (\$10 decr)
Kernel Rd. Narangba	4-bed house, ens, a/c, DLUG	\$400 (new)
Possum Pde, North Lakes	4-bed house, ens, a/c, DLUG	\$430 (\$10 decr)



### Calendar Dates for June

#### Disbursements

#### Mid-Month

Tues 14<sup>th</sup> June

#### End of Month

Thurs 30<sup>th</sup> June

#### Office Holidays

#### Queen's Birthday

Mon 13<sup>th</sup> June

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

Have you visited our website recently?? We have designed it as a ready resource of information for Landlords and tenants.

For **Landlords**, I have provided forms for you to download, and links to companies including Landlord Protection Insurance, Depreciation Specialists, and Local Council information.

You can even download this newsletter, or view previous editions.

**Tenants** can easily access our current rentals, office forms including application forms, and RTA information.



I welcome any feedback or suggestions on how we can improve the website.

*Laura Valenti  
Managing Director  
Solutions Property Management*

## EOFY STATEMENTS

Please note that your End of Financial Year Statements will be issued at the end of June, along with your June statements.

Please look out for these statements and keep them in a safe place for your tax records.