



UPDATE ON QUEENSLAND RENTAL REFORM LAWS

On 16th November 2019 the Queensland Minister for Housing and Public Works, Mick de Brenni, announced Stage 1 of their proposed rental reforms. (see insert).

Lead by the REIQ (Real Estate Institute of Queensland), property professionals have widely criticised these proposed reforms as they will create increased risk and costs for property owners and erode their fundamental rights.

Experts have predicted that if these reforms go through, investors are likely to reconsider investing in Queensland property, resulting in a rental property shortage and increase in rent prices.

This will ultimately disadvantage tenants, who are already feeling the squeeze of rental prices contributing to a rising cost of living.

So what can we do about it?

The government has allowed a 6-week consultation period for stakeholders to express their views.

The link below will take you to the govt website containing the Consultation Regulatory Impact Statement (RIS). where you can read all the details outlining these reforms. You will also be able to complete **online surveys** for each of the reforms, which I strongly urge you to do.

<https://www.yoursayhpw.engagementhq.com/give-feedback-renting-in-qld>

The REIQ has created a website to enable you to send an **email directly to the Premier**, outlining your concerns. <https://www.rentalreforms.com.au/>

Help us convince the government to reconsider these damaging proposed reforms, in favour of laws that will benefit both landlords and tenants. The consultation period ends on **Dec 28th 2019**.

Regardless of the outcome, as your agent we will continue to work within the tenancy laws to achieve the best possible outcomes for property owners.

THE MAIN CHANGES AND OUR CONCERNS:

1. The abolishment of a landlord's right to not renew a tenancy at the end of an agreed term.

You will no longer have the right to end a tenancy at the expiry of the lease term unless:

1. You or an immediate family member wishes to move in to the property; or
2. The property has sold; or
3. You wish to carry out major renovations.

We believe that this represents the most damaging reform of all, effectively handing control to the tenant of who lives in your property and how long they stay.

2. The removal of a landlord's decision-making ability regarding pets

Our agency promotes the keeping of pets at a property, as they provide comfort and security to tenants. However, we believe that the owner should ultimately have the right to decide if a pet should be kept at their property. Under the reforms, a tenant will not be required to obtain consent from the owner to keep pets (with limited exceptions that will require a QCAT order).

3. The unreasonable obligation on landlords to comply with Minimum Housing Standards

We support the concept of minimum housing standards in rental properties and agree that a tenant has a right to safe and secure housing. However, the proposed reforms appear to be limitless in scope and apply to matters outside the spectrum of health and safety. This may cost owners up to tens of thousands of dollars in upgrade requirements, if not more.

4. The unrestricted ability for tenants to make 'minor modifications' to personalise the property

The definition of 'minor modifications' includes any changes that can be reversed and do not require building approval. The reforms would allow your tenants to make such changes to your property without your consent.

NOVEMBER LEASING REPORT: 'IT'S THE ONES WE REJECT'

Any property owner or agent will tell you the number one cause for stress, heartache and financial loss is dealing with a substandard tenant. This is why our tenant selection criteria is so stringent. We won't present any application to an owner unless it has passed our criteria.

In November we were inundated with applications, but only 1 in 20 actually passed as low-risk tenants. Some were just low on affordability, but others posed a more serious risk. We received rental references for two applicants stating that they had set up Meth Labs at their previous rental properties - and one was wanted by the police. Needless to say, these were rejected.

The results of our strict processes and standards are great tenancies and satisfied owners. You could say we are the 'John West' of the rental industry - after all its the ones we reject that make us the best..!

NORTHSIDE: 26 PROPERTIES LEASED
VACANCY RATE 0.54%

SOUTHSIDE: 10 PROPERTIES LEASED
VACANCY RATE 1.57%



REIQ

AWARDS

for excellence

We are excited to announce that we have once again been named Finalists in the REIQ Awards For Excellence for the categories:

Medium Residential Agency of the Year
Property Manager of the Year - Laura Valenti
Business Development Manager of the Year - Kellie Stewart

These awards recognise commitment to the highest standards of excellence, and we thank all our clients for your support.

Winners will be announced at the Gala Event in March 2020.
Fingers crossed we take out the winning trophies for a second time!

New Challenges for Laura and Caroline

We are proud to announce 2 very exciting appointments for our team members:



Laura Valenti has been elected to the **REIQ Board of Directors**.

Caroline Duxfield has secured a position in the **REIQ Property Management Chapter Committee**.

Laura and Caroline are excited for the opportunity to contribute their skills, expertise and passion to help the REIQ raise the standards of practice in the industry.



DECEMBER DISBURSEMENTS

Wed 4th Dec
Wed 11th Dec
Wed 18th Dec
Tues 24th Dec
Tues 31st Dec

MONTHLY STATEMENT:

Tues 31st

JANUARY DISBURSEMENTS

Wed 8th Jan
Wed 15th Jan
Wed 22nd Jan
Wed 29th Jan

MONTHLY STATEMENT:

Wed 29th Jan



OFFICE HOLIDAYS

Christmas Day
We 25th Dec

Boxing Day
Thu 26th Dec

New Year's Day
Wec 1st Jan

Australia Day
Mon 27th Jan

PLEASE NOTE:
We will operate on reduced staff from 23/12/19 to 3/1/20, with most of the team back on Mon 6th Jan 2020.