



TENANCY REFORM BILL ANNOUNCED

The Queensland Government introduced its Housing Legislation Amendment Bill 2021 into Parliament on Friday 18th June.



Rental reform has been in the news since late 2019, when the Palaszczuk government proposed a set of reforms which we believe were far too onerous for property investors. Led by the REIQ (Real Estate Institute of Qld), property owners were very vocal about the proposed reforms, believing they would destabilise the rental market and lead to many investors leaving the market.

Since then, the REIQ has worked closely with the government on developing new key principles for the Bill. Although this Bill remains focused on tenant protections and does impose greater obligations on owners, we believe these reforms represent a much fairer and more balanced approach to what was previously proposed. See right for a summary of the key provisions.

The Bill has been referred to the Community Support and Services Committee for detailed consideration and report by Friday 6 August 2021. The Committee is seeking submissions on the Bill by 12 noon on Tuesday 13 July 2021, and property investors are invited to make written submissions, details of which can be found in the following link:

https://www.parliament.qld.gov.au/documents/committees/guidelines/Guide_MakingASubmission_WebVersion.pdf

For regular updates on the proposed changes please Follow our Facebook page.

1. Domestic & Family Violence Protections

These protections were introduced with the COVID emergency response last year, and the Bill will make them permanent provisions. Protections include the ability for a DFV victim to terminate a tenancy quickly without penalty.

2. Minimum Housing Standards

Properties will need to comply with certain safety and security standards, including fully functioning kitchen & laundry facilities, window coverings, mould-free standards, and lockable doors. Owners will have time to budget, as the provisions will not be enforced until Sept 2023.

3. Pets

Tenants will continue to require owners' consent to keep a pet, but owners will be only able to refuse the request on prescribed grounds, such as the home is not suitable for pets. Where consent is granted, the owner will be able to impose special conditions such as requiring the pet to remain outside. Importantly, any damage caused by the pet will be excluded from fair wear & tear, meaning the tenant will be responsible for rectifying any damage caused by the pet.

4. Ending a Tenancy

Tenant advocates have been calling for the removal of the current 'Without Grounds' provision to end a tenancy at the end of a fixed-term lease, arguing that the owner must state the reason for not renewing the lease.

The Bill proposes to remove the 'Without Grounds' provision but will add 'End of Lease' as a prescribed reason. This means that owners would effectively retain the right to not renew a lease at the end of a fixed-term agreement.

JUNE LEASING REPORT

Office Vacancy Rate: 0.35%

The rental market remains strong and we continue to receive multiple applications for each property.

Please note that we will only present applications to you that pass our strict criteria to minimise the risk of placing sub-standard tenants in your property.

Have your contact details changed?

Remember to notify us if your phone number or email address has changed.

Note that if your email address has changed, we have put in place a 2-step authentication process. Firstly, you will need to sign a Change of Details Form; then we will call you to verify your identity.

While this may be inconvenient, please understand we do this to protect your identity and safeguard your valuable investment from the increasing threat of cyber crime.

2022 SMOKE ALARM LAWS: THE FACTS

Rental properties must be compliant to new smoke alarm laws by 1st Jan 2022 in order to renew a lease or place new tenants

There are over 550,000 rental properties in Queensland. As of this month, less than one-third of these properties have been upgraded.

Many owners are waiting for the end of the year to upgrade their property. This is bound to cause supply shortage and price rises.

Don't wait for prices to go through the roof.

ACT NOW TO APPROVE THE SMOKE ALARM UPGRADE.

IMPORTANT DATES

DISBURSEMENTS

Wed 7th July
Wed 14th July
Wed 21st July
Wed 28th July

STATEMENT

Mon 2nd Aug

1ST JULY EOFY

We ran End of Financial Year on 1st July. You should have received your EOFY Statement via email (or by post if this is how you receive your statements).

If you did not receive it, email admin@solution-sproperty.com.au

(Please check your junk inbox first)

Please be advised that we also performed an extra disbursement on 1st July so that all expenses and income up to 30th June will be included in your EOFY statement.