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WHEN A PROPERTY IS FOR SALE

If the property owner decides to sell the property, the tenant can be affected in a number of ways.

In a fixed agreement, the property owner cannot make the tenant leave because they decide to sell the property. The tenant can stay until the end of the term, and the new owner will become the Lessor.

If the tenant is in a periodic agreement, and the property owner requires vacant possession, they must give the tenant a Notice to leave (Form 12). The tenant must have at least 4 weeks' notice from the signing of the contract of sale.

Fast facts - all tenancies

- The property manager/owner must give the tenant a Notice of Lessor's intention to sell premises (Form 10) which must include details of how they plan to market the property.
- An open house or on-site auction can only be held if the tenant agrees in writing.
- If the property is put up for sale within two months of a tenancy starting and the tenant was not informed that the intention to sell the property at the time of signing the agreement, the tenant has the option of ending the agreement with two weeks' notice. The tenant must give the Intention of notice to leave (Form 13) to the property manager/owner within 2 weeks after the end of the initial 2 month period of the tenancy.
- If the selling agent is different from the agent who manages the property, the selling agent must also give the letting agent a copy of each *Entry notice* before entering the property.
- If a property is being repossessed by a financial institution which had not agreed to the property being rented, they can give the tenant 2 months to leave using a Notice to vacate from mortgagee to tenant (Form 19). If they had agreed to it being used as a rental property, they can end a periodic agreement with two months notice, but cannot end a fixed term agreement earlier than the end date unless the tenant agrees.

Source: <https://www.rta.qld.gov.au/Renting/During-a-tenancy/When-a-property-is-for-sale>

BE STORM SEASON READY

The RTA is urging property owners to ensure their rental properties are prepared for the possibility of wild weather this storm season.

"Severe storms can strike at any time and cause major damage to property so it is important to be well prepared," RTA CEO David Eades said.

Landlords or their agents are responsible for keeping the property in good order and in a safe condition. This generally includes trimming trees and clearing gutters.

Tenants need to ensure they secure outside furniture, children's play equipment and toys or anything that could cause damage. Larger items that are potentially dangerous should be a particular focus.

"Owners and agents also need to consider asset protection, liability issues and insurance coverage," he said.

Mr Eades said while this type of maintenance should be done routinely, the onset of storm season, which typically occurs between October and March, should act as a timely reminder for people to ensure their rental property is storm and fire ready.

What Queenslanders can expect this storm season

This storm season weather watchers are predicting an elevated risk of heatwaves and fires, while predicting 'average' storm activity.

"There is an elevated risk of heatwaves and fires, and tropical cyclones are always part of living in Queensland – even in El Niño years – and should not be underestimated," a Bureau of Meteorology spokesperson said.

"The background climatic conditions leading into our summer show the Pacific as leaning towards El Niño, but not quite there. Normal 'get-ready' precautions should always be observed, but these climatic conditions usually imply a near average thunderstorm season is expected, and floods are always possible."

Emergency Management Queensland has a detailed list of helpful hints and emergency contact details about preparing for storm season. All weather warnings appear on the Bureau of Meteorology.

Source: <https://www.rta.qld.gov.au/Managing/Open-house-property-managers-and-owners-newsletter/Oct-Nov-2014/Be-storm-ready>

Most Improved	Mar 2013	Mar 2014		Mar 2015	
Sanctuary Cove - Unit/Apartment	\$400	\$475	▲ 18.8%	\$950	▲ 100.0%
Bundall - House	\$575	\$470	▼ 18.3%	\$700	▲ 48.9%
Runaway Bay - House	\$650	\$427	▼ 34.3%	\$600	▲ 40.5%
Least Improved					
Broadbeach - House	\$660	\$720	▲ 9.1%	\$407	▼ 43.5%
Hollywell - House	\$440	\$695	▲ 58.0%	\$520	▼ 25.2%
Kirra - Unit/Apartment	\$282	\$385	▲ 36.5%	\$290	▼ 24.7%
Most Active					
Southport - Unit/Apartment	\$350	\$360	▲ 2.9%	\$390	▲ 8.3%
Surfers Paradise - Unit/Apartment	\$360	\$370	▲ 2.8%	\$365	▼ 1.4%
Labrador - Unit/Apartment	\$300	\$310	▲ 3.3%	\$335	▲ 8.1%

☞ Contact Us

We have listed our contact details below so you can contact our office if you have any queries or questions.

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