

Training Newsletter



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realestatetraining.com.au
macdonaldeducation.com.au

☎ 02 9987 2322 📠 02 9479 9720

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Storm damage and urgent repairs

With wild and wet weather being experienced in many parts of NSW and QLD it is important for any landlords or managing agents to be aware of their obligations to a tenant when a property is destroyed, partly destroyed or needs urgent repairs. In NSW, NSW Fair Trading provides information on [undertaking urgent repairs](#) and what to do if a property is [partly or wholly destroyed](#). In Queensland, information is available through [The Residential Tenancies Authority](#).

Landlords, tenants and managing agents should also be on the lookout for scammers going door to door offering to do repairs or claiming to be from the State Emergency Services.



New smoke alarm laws in Queensland

New smoke alarm laws commenced in Queensland on 1st January 2017, placing additional requirements on property managers/owners regarding the installation and maintenance of smoke alarms in domestic dwellings. To read more [click here](#).



New underquoting laws in Victoria

In Victoria changes are being introduced to the Estate Agents Act 1980 to strengthen underquoting laws in Victoria. The new laws which will commence on 1st May will require estate agents and agents' representatives to provide certain information about property prices to buyers and sellers. [Read more](#).



Victoria – Changes to promote long term leasing

Changes to Victoria's renting laws will enable long-term residential leases to be established from next year. These include:

- extending the reach of the Residential Tenancies ACT 1997 (RTA) to residential tenancy agreements of more than five years
- the development of a new long term tenancy agreement
- online matching service for landlords and tenants

The changes will permit the Victorian Government to develop a long-term lease specifically tailored for situations where parties are seeking an up-front arrangement of more than five years.

The new optional standard form agreement will be developed this year and made available in 2018. [Read more](#).

Entry condition report videos

In Queensland, the RTA has released new videos about entry condition reports for [tenants](#) and [property managers/landlords](#). The videos show both tenants and property managers/landlords how to complete an entry condition report correctly.



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