

Queensland (Qld)

1. Cost of securing a rental property ('move in' monies)

a) Holding deposit

Prospective tenants may be asked for a deposit to reserve or hold premises they intend to rent. However, the lessor/agent can only accept a deposit from a prospective tenant if a copy of the proposed agreement (and any bylaws or park rules) have been given to the tenant. Under the Act, the only deposit that can be taken from tenants, at this stage, is a holding deposit (application deposits are not allowed).

The time period for which a holding deposit will apply is negotiated between the prospective tenants and the lessor/agent. When a time period is agreed, it should be recorded on the deposit receipt. If no holding period is stated on the receipt, the Act states that the time period is 48 hours.

The lessor/agent can only take one holding deposit at any one time for the property. On accepting a holding deposit, the lessor/agent must issue a signed receipt and ensure the property is available if the person proceeds with the tenancy.

If the prospective tenant does not proceed with the tenancy and advises the lessor/agent within the holding period, the entire holding deposit must be refunded within three days.

The lessor/agent can keep the holding deposit if the prospective tenant fails to notify the lessor/agent of their decision not to go ahead with the tenancy within the agreed holding period. If the prospective tenant indicates that they will proceed with the tenancy, but then fails to enter into the tenancy agreement, they will forfeit the holding deposit.

When a tenant signs a tenancy agreement after paying a holding deposit, the holding deposit becomes part of the rental bond. Any surplus amounts then become rent in advance.

b) Rent in advance

Rent in advance is normally only taken at the start of a tenancy.

- For a fixed term tenancy, the maximum amount a tenant can be required to pay is one month's rent in advance.
- A maximum of two weeks' rent in advance may be charged for a periodic tenancy or for rooming accommodation or moveable dwelling properties.
- A property manager/owner cannot ask the tenant for more rent, until the rent in advance has been used up.

c) Bond (security deposit)

For general tenancies, the law states if the rent is \$700 or less per week, the maximum bond amount is four weeks' rent. If the weekly rent is higher than \$700, the amount of bond should be negotiated between the lessor/agent and the tenant. The law provides no maximum amount where the weekly rent is higher than \$700.

d) Pet bond

No pet bond is required. However, the rules for pets in tenancies are:

- Tenants are responsible for any damage to the property caused by their pets.
- Owners cannot charge a pet bond in addition to the bond taken at the start of the tenancy.
- Owners can protect themselves by writing specific details about pets in their tenancy agreement (including whether or not pets are approved).
- The type and age of pet (fish, rat, large dog, small cat) is to be outlined.
- The number of pets is also to be included..
- Include specific details about the pet in the Special Terms of the agreement. For example, if the pet is allowed indoors or is an outside dog only.

2. Qld Government Tenancy Regulation

Rules and regulations – Residential Tenancies Act 1994
<https://www.rta.qld.gov.au/>

3. Local councils

<http://www.dilgp.qld.gov.au/resources-ilgp/maps/local-government-maps.html>

4. Real estate websites

<https://www.realestate.com.au/rent/in-qld/list-1>
<https://www.domain.com.au/rent/qld/>

5. Utility companies

Government website to compare and list the different suppliers for gas and electricity:
<https://www.energymadeeasy.gov.au/>

6. Government schools

<https://www.qld.gov.au/education/schools>

7. Driver's licence

<https://www.tmr.qld.gov.au/>