

Notice of lessor's intention to sell premises (Form 10)

Residential Tenancies and Rooming Accommodation Act 2008 (Section 198)

COVID-19 Emergency Response Act 2020 (Section 24)

Residential Tenancies and Rooming Accommodation (COVID-19 Emergency Response) Regulation 2020 (Section 18, 35 & 40)*



This form is given to the tenant/s to advise them of the intended sale of the property.

It must be given to the tenant/s before or when an *Entry notice* (Form 9) is given to show prospective purchasers the premises. A selling agent (called a secondary agent) must give a copy of this form to the renting agent before entry can occur.

Any secondary agent who wishes to enter the premises must provide an *Entry notice* (Form 9) to the tenant/s and renting agent every time they wish to enter.

A secondary agent must show the tenant/s written evidence of their appointment, if asked, before entry can take place.

All parties must comply with health directives and government restrictions during the COVID-19 emergency period.

1 Address of the rental premises

	Postcode
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2 Details of the lessor/renting agent

Full name/trading name		
Postal address		Postcode
Phone	Email	

3 Notice issued to

Full name/s

1.
2.
3.

4 Details of the selling agent

Full name/trading name		
Postal address		Postcode
Phone	Email	

5 Details of sales strategy

Government restrictions are in place for auctions and open homes during the COVID-19 emergency period.

Refer to the Queensland Government's Roadmap to easing restrictions at covid19.qld.gov.au/government-actions

In selling this property, it is proposed that the following sales strategy will be employed.

No photographs or images showing the tenants' possessions can be used in advertising the premises, unless the tenant/s agree in writing.

Advertise Signage Virtual Inspection Inspections by private appointments

Open house (restrictions apply) On-site auctions (restrictions apply)

Other

(please specify):

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6 Notice issued on

Day Date Method of issue (e.g. by post, in person)

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7 Signature of the lessor/renting agent

Print name	Signature	Date

8 Signature of the secondary agent

Print name	Signature	Date

Do not send to the RTA—give this form to the tenant/s, keep a copy for your records.

Note: this form can only be used until 31 December 2020 as stated in section 3 of the Residential Tenancies and Rooming Accommodation (COVID-19 Emergency Response) Regulation 2020.

*As amended by Residential Tenancies and Rooming Accommodation (COVID-19 Emergency Response) Amendment Regulation 2020.



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Important reminders

- The tenant can end the agreement if the premises are listed for sale within the first two months of the tenancy starting and they had not been informed in writing at the time they signed the agreement. The tenant has until two weeks after the first two months of the tenancy to advise the lessor/managing agent if they want to leave.
- The lessor/agent can end a periodic agreement if the lessor has entered into a contract to sell the premises with vacant possession or is preparing the property for sale and requires the property to be vacant. The tenant must have at least 4 weeks' notice.
- If the tenant is on a fixed-term tenancy agreement and the premises are sold during the fixed term, the tenancy will continue. A tenancy can only be ended under the rules outlined in the legislation.