

16 September 2020

Rent relief

In April, the Premier announced that [rent relief was to be provided to businesses that rent premises from the State Government](#) for six months, to 30 September 2020.

In schools, the rent relief initiative has allowed Outside School Hours Care (OHSC) providers to continue to provide services.

Many other rental or hire arrangements, for example for the use of school facilities by sports clubs, personal trainers or community groups, have been managed on a case-by-case basis depending on the financial capacity of the business or group.

As part of the [COVID-19 Fiscal and Economic Review](#) released on 7 September 2020, the Treasurer and Minister for Infrastructure and Planning has announced an extension of the rent relief initiative, to 31 December 2020.

With many businesses, including OHSC providers, returning to more normal trading arrangements, one of the key guiding principles for the initiative has changed.

Where tenants have not been materially impacted by COVID-19, the expectation is that they will pay their full rent for the premises.

The full list of guiding principles is:

- Relief is to be provided by way of waiver or rebate.
- Relief would be provided for businesses that hold a lease on government premises regardless of the size and nature of the business. Federal, other state government entities and local government entities would be excluded.
- Agencies should consider the financial impact on their tenants due to COVID-19 in determining whether to provide rent relief. Where tenants





have not been materially impacted by COVID-19, the expectation is that they will pay their full rent for the premises.

- Flexibility is provided to agencies about how best to undertake assessments of the impact of COVID-19 on their tenants. The focus is on ensuring assessment processes are not overly burdensome on businesses.
- Any tenant that sub-leases some or all of their tenancy to another commercial business must commit to pass on the rent relief to the sub-tenant.

What this means for state schools and business units

Schools will now manage all rental or hire arrangements on a case-by-case basis, and liaise with their OHSC providers, and any other businesses or groups who lease or hire facilities, to discuss the capacity of the business or group to pay the rental or hire amount. If required, a partial or full rent waiver may be considered.

Similarly, any business units with rental or hire agreements must manage these on a case-by-case basis.

Questions regarding this initiative should be directed to financialpolicy.finance@qed.qld.gov.au.

