

# INCH Housing Inc.

ABN: 76 004 196 068

## is Seeking New Rental Properties

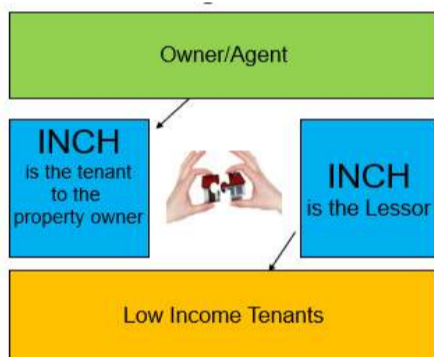
Currently, INCH is seeking properties in Brisbane Northern Suburbs.



### About INCH Housing Inc, we are:

- a successful Charity Association operating successfully since 1991.
- governed by professional and skilled volunteer-based Board of Management.
- a Community Housing Provider with National accreditation under *National Law 2014*.
- in partnership with the Department of Community, Housing and Digital Economy and Brisbane City Council to deliver Community Housing Programs to eligible clients.
- specialised in Tenancy and Property Management to assist low income tenants to successful manage and sustain an RTA tenancy.
- resourced with professionally qualified and skilled staff who have Rental management, Head leasing management and Asset Management experience.

### Benefits to Property Owner are:



- No Management Fees
- No new lease fees
- Rent paid monthly in advance (in lieu of Bond)
- Fixed term Head Lease Agreement
- Rent paid regardless of tenant vacancy

- Routine tenancy inspections completed 3-6 mthly
- Agent/owner property inspect 6 monthly or annually
- Annual condition audit with you to assist you to manage your building and fitting and fixtures.

### Property Management Information

- The average length of time a property owners head leases a property to INCH is between 6 – 10 years. A few owners have rented their property to INCH for over 15 years.
- INCH currently has over 160 head leased properties.

Head leases are governed by the *Property Law Act 1974*.

A head lease is the primary lease that is signed between the owner/agent and INCH which allows for sub-leasing.

Also, it outlines clear contractual terms and conditions for both parties.

Note: - INCH's tenants hold *RTRRA 2008* tenancy leases and INCH manages their tenancies within the terms and conditions of Qld Tenancy law.

- No Bond is paid - it is not legally possible to lodge a head leasing bond with the RTA Bond Authority. In lieu of bond paid, INCH pays rent monthly in advance.

**Please call the Office on 1300 00 INCH(4624)** to speak with the Property Team member, if

- have any questions or queries
- seeking more information
- seeking references from current/past property owners or real estate agents
- would like application forms to rent a property to INCH