

Right to Information (RTI) Request:

File 30

- Number of RTA Form 11 – Notice to Remedy Breach served between 15 December 2008 to 14 December 2009
- Number and outcome of Application to SCT/Q CAT between 15 December 2008 to 14 December 2009

Housing Service Centre	Form 11 – Notice to Remedy Breach (rent arrears) served	Form 11 – Notice to Remedy Breach (other than rent arrears) served	Applications lodged to SCT/QCAT (rent arrears)	Applications Approved by SCT/QCAT (rent arrears)	Applications Not Approved by SCT/QCAT (rent arrears)	Applications lodged to SCT/QCAT (other than rent arrears)	Applications Approved by SCT/QCAT (other than rent arrears)	Applications Not Approved by SCT/QCAT (other than rent arrears)
101 - Woodridge	3452	993	98	35	50	3	2	0
102 – Ipswich	1262	377	15	7	0	5	3	1
103 – Caboolture	1972	230	25	6	2	2	3	0
104 – Inala	2112	505	25	5	15	4	0	0
105 – Chermside	1645	298	10	2	6	1	0	0
106 – Capalaba	713	49	1	0	1	0	0	0
107 – Buranda	1123	108	2	0	1	7	4	2
108 – Fortitude Valley	1566	294	3	0	0	2	0	1
109 – Wynnum	960	78	3	0	1	0	0	0
110 – Redcliffe	831	128	1	1	0	0	0	0
201 – Townsville	2095	146	16	8	0	0	0	0
202 – Cairns	3266	702	15	10	0	11	9	0
203 - Mackay	1447	499	19	7	1	4	0	1
204 - Robina	862	215	5	2	0	3	0	0
205 - Maroochydore	881	253	10	1	2	5	1	0

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206 – Rockhampton	1845	259	16	7	3	2	1	0
207 - Toowoomba	1741	303	62	8	3	1	0	0
208 - Bundaberg	434	61	2	1	0	8	4	1
209 – Mt Isa	801	268	26	9	0	0	0	0
210 – Thursday Island	764	109	21	3	0	0	0	0
211 – Emerald	406	63	7	3	0	0	0	0
212 - Gladstone	693	59	4	2	0	1	0	0
213 – Maryborough	436	140	10	5	0	5	3	1
<b>TOTALS</b>	<b>31307</b>	<b>6137</b>	<b>396</b>	<b>122</b>	<b>85</b>	<b>64</b>	<b>30</b>	<b>7</b>

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Failure to remain in occupation of the premises as stated in your State Tenancy Agreement	207
Damage caused to the premises or inclusions as stated in your State Tenancy Agreement	400
Harassment, intimidation, verbal abuse of a serious nature caused to neighbours by tenants, household members and/or their guests as stated in your State Tenancy Agreement	284
Interfered with the reasonable peace, comfort or privacy of a neighbour as per stated in your State Tenancy Agreement	2155
Using the premises for an illegal purpose as stated in your State Tenancy Agreement	51
Failure to keep the internal and external areas of the premises and inclusions clean as stated in your State Tenancy Agreement	2909
Causing a nuisance by the use of the premises as stated in your State Tenancy Agreement	421
Failure to pay maintenance/other debt	7
Failure to comply with the Building Act 1975 in regards to the installation of a swimming pool as stated in your State Tenancy Agreement	108
Exceeding the approved number of occupants as stated in your State Tenancy Agreement	465
Failure to comply with Local Government Local Laws	149
Failure to pursue or comply with a decision regarding approval to keep a pet as stated in your State Tenancy Agreement	67
Failure to pursue or comply with a decision regarding approval to conduct a business on or from the premises as stated in your State Tenancy Agreement.	2
Failure to pursue or comply with a decision regarding approval to attach a fixture or structure as stated in your State Tenancy Agreement	74
Providing false or misleading information as stated in your State Tenancy Agreement	11
<b>TOTALS</b>	<b>7310</b>

Note: Total Notice to Remedy Breach (other than arrears) reasons are higher than the actual Notice to Remedy Breach (other than arrears) served due to the tenant breaching their State Tenancy Agreement for multiple reasons. Multiple reasons can be listed on a Notice to Remedy Breach (other than arrears).

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101 - Woodridge	10079	2471	156	56	83	16	9	5
102 – Ipswich	3523	897	19	8	0	13	4	2
103 – Caboolture	5522	653	79	13	12	5	3	0
104 – Inala	5357	955	62	15	31	10	2	3
105 – Chermside	4535	756	34	10	10	8	2	0
106 – Capalaba	1822	136	14	0	5	3	1	0
107 – Buranda	3369	446	13	3	3	10	5	2
108 – Fortitude Valley	4196	885	5	0	1	8	1	1
109 – Wynnum	2380	312	7	1	1	1	0	0
110 – Redcliffe	1898	352	6	3	0	1	1	0
201 – Townsville	6179	406	69	22	0	1	0	0
202 – Cairns	9090	2343	40	13	2	26	16	0
203 - Mackay	3429	1590	31	15	2	7	3	1
204 - Robina	2704	615	9	3	2	9	5	0
205 - Maroochydore	2172	846	37	2	2	12	6	0

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206 – Rockhampton	4428	844	32	14	3	21	15	0
207 - Toowoomba	4950	862	70	9	3	6	3	0
208 - Bundaberg	1428	282	2	1	0	15	6	2
209 – Mt Isa	2076	840	46	13	0	2	0	0
210 – Thursday Island	2028	279	67	14	0	1	0	0
211 – Emerald	1249	195	16	7	0	3	2	0
212 - Gladstone	1807	169	16	4	2	1	0	0
213 – Maryborough	1316	426	14	5	0	9	5	1
<b>TOTALS</b>	<b>85537</b>	<b>17560</b>	<b>844</b>	<b>231</b>	<b>162</b>	<b>188</b>	<b>89</b>	<b>17</b>

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Failure to remain in occupation of the premises as stated in your State Tenancy Agreement	804
Damage caused to the premises or inclusions as stated in your State Tenancy Agreement	1219
Harassment, intimidation, verbal abuse of a serious nature caused to neighbours by tenants, household members and/or their guests as stated in your State Tenancy Agreement	1024
Interfered with the reasonable peace, comfort or privacy of a neighbour as per stated in your State Tenancy Agreement	6124
Using the premises for an illegal purpose as stated in your State Tenancy Agreement	122
Failure to keep the internal and external areas of the premises and inclusions clean as stated in your State Tenancy Agreement	7977
Causing a nuisance by the use of the premises as stated in your State Tenancy Agreement	991
Failure to pay maintenance/other debt	20
Failure to comply with the Building Act 1975 in regards to the installation of a swimming pool as stated in your State Tenancy Agreement	296
Exceeding the approved number of occupants as stated in your State Tenancy Agreement	1358
Failure to comply with Local Government Local Laws	479
Failure to pursue or comply with a decision regarding approval to keep a pet as stated in your State Tenancy Agreement	204
Failure to pursue or comply with a decision regarding approval to conduct a business on or from the premises as stated in your State Tenancy Agreement	14
Failure to pursue or comply with a decision regarding approval to attach a fixture or structure as stated in your State Tenancy Agreement	243
Providing false or misleading information as stated in your State Tenancy Agreement	35
<b>TOTALS</b>	<b>20910</b>

Note: The total Notice to Remedy Breach (other than arrears) reasons are higher than the actual Notice to Remedy Breach (other than arrears) served due to the tenant breaching their State Tenancy Agreement for multiple reasons. These multiple reasons are listed on the one Notice to Remedy Breach (other than arrears).

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Housing Service Centre	Form 11 – Notice to Remedy Breach (rent arrears) served	Form 11 – Notice to Remedy Breach (other than rent arrears) served	Applications lodged to SCT/QCAT (rent arrears)	Applications Approved by SCT/QCAT (rent arrears)	Applications Not Approved by SCT/QCAT (rent arrears)	Applications lodged to SCT/QCAT (other than rent arrears)	Applications Approved by SCT/QCAT (other than rent arrears)	Applications Not Approved by SCT/QCAT (other than rent arrears)
101 - Woodridge	2846	458	51	18	27	4	2	2
102 – Ipswich	1144	275	2	0	0	6	1	1
103 – Caboolture	1849	237	37	7	3	1	0	0
104 – Inala	1805	244	28	5	13	6	1	2
105 – Chermside	1554	214	7	2	1	2	1	0
106 – Capalaba	555	47	3	0	0	1	0	0
107 – Buranda	1125	140	8	2	1	3	1	0
108 – Fortitude Valley	1408	308	0	0	1	0	0	0
109 – Wynnum	705	78	1	0	0	0	0	0
110 – Redcliffe	575	144	4	2	0	1	1	0
201 – Townsville	2083	131	35	5	0	0	0	0
202 – Cairns	2946	963	16	3	0	8	4	0
203 - Mackay	1100	558	6	4	0	1	2	0
204 - Robina	867	186	3	0	1	1	0	0
205 - Maroochydore	650	266	5	0	0	5	3	0

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206 – Rockhampton	1500	295	6	3	0	7	4	0
207 - Toowoomba	1658	279	5	0	0	0	0	0
208 - Bundaberg	537	89	0	0	0	4	1	1
209 – Mt Isa	669	257	12	2	0	1	0	0
210 – Thursday Island	688	72	29	9	0	1	0	0
211 – Emerald	425	77	7	4	0	1	1	0
212 - Gladstone	620	48	7	0	2	0	0	0
213 – Maryborough	468	151	2	0	0	1	1	0
<b>TOTALS</b>	<b>27777</b>	<b>5517</b>	<b>274</b>	<b>66</b>	<b>49</b>	<b>54</b>	<b>23</b>	<b>6</b>



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Failure to remain in occupation of the premises as stated in your State Tenancy Agreement	254
Damage caused to the premises or inclusions as stated in your State Tenancy Agreement	382
Harassment, intimidation, verbal abuse of a serious nature caused to neighbours by tenants, household members and/or their guests as stated in your State Tenancy Agreement	329
Interfered with the reasonable peace, comfort or privacy of a neighbour as per stated in your State Tenancy Agreement	1930
Using the premises for an illegal purpose as stated in your State Tenancy Agreement	31
Failure to keep the internal and external areas of the premises and inclusions clean as stated in your State Tenancy Agreement	2490
Causing a nuisance by the use of the premises as stated in your State Tenancy Agreement	245
Failure to pay maintenance/other debt	6
Failure to comply with the Building Act 1975 in regards to the installation of a swimming pool as stated in your State Tenancy Agreement	91
Exceeding the approved number of occupants as stated in your State Tenancy Agreement	426
Failure to comply with Local Government Local Laws	146
Failure to pursue or comply with a decision regarding approval to keep a pet as stated in your State Tenancy Agreement	49
Failure to pursue or comply with a decision regarding approval to conduct a business on or from the premises as stated in your State Tenancy Agreement.	5
Failure to pursue or comply with a decision regarding approval to attach a fixture or structure as stated in your State Tenancy Agreement	57
Providing false or misleading information, as stated in your State Tenancy Agreement	9
<b>TOTALS</b>	<b>6450</b>

Note: Total Notice to Remedy Breach (other than arrears) reasons are higher than the actual Notice to Remedy Breach (other than arrears) served due to the tenant breaching their State Tenancy Agreement for multiple reasons. Multiple reasons can be listed on a Notice to Remedy Breach (other than arrears).

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101 - Woodridge	3781	1020	7	3	6	9	5	3
102 – Ipswich	1117	245	2	1	0	2	0	0
103 – Caboolture	1701	186	17	0	7	2	0	0
104 – Inala	1440	206	9	5	3	0	1	1
105 – Chermside	1336	244	17	6	3	5	1	0
106 – Capalaba	554	40	10	0	4	2	1	0
107 – Buranda	1121	198	3	1	1	0	0	0
108 – Fortitude Valley	1222	283	2	0	0	6	1	0
109 – Wynnum	715	156	3	1	0	1	0	0
110 – Redcliffe	492	80	1	0	0	0	0	0
201 – Townsville	2001	129	18	9	0	1	0	0
202 – Cairns	2878	678	9	0	2	7	3	0
203 - Mackay	882	533	6	4	1	2	1	0
204 - Robina	975	214	1	1	1	5	5	0
205 - Maroochydore	641	327	22	1	0	2	2	0

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206 – Rockhampton	1083	290	10	4	0	12	10	0
207 - Toowoomba	1551	280	3	1	0	5	3	0
208 - Bundaberg	457	132	0	0	0	3	1	0
209 – Mt Isa	606	315	8	2	0	1	0	0
210 – Thursday Island	576	98	17	2	0	0	0	0
211 – Emerald	418	55	2	0	0	2	1	0
212 - Gladstone	494	62	5	2	0	0	0	0
213 – Maryborough	412	135	2	0	0	3	1	0
<b>TOTALS</b>	<b>26453</b>	<b>5906</b>	<b>174</b>	<b>43</b>	<b>28</b>	<b>70</b>	<b>36</b>	<b>4</b>

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Failure to remain in occupation of the premises as stated in your State Tenancy Agreement	343
Damage caused to the premises or inclusions as stated in your State Tenancy Agreement	437
Harassment, intimidation, verbal abuse of a serious nature caused to neighbours by tenants, household members and/or their guests as stated in your State Tenancy Agreement	411
Interfered with the reasonable peace, comfort or privacy of a neighbour as per stated in your State Tenancy Agreement	2039
Using the premises for an illegal purpose as stated in your State Tenancy Agreement	40
Failure to keep the internal and external areas of the premises and inclusions clean as stated in your State Tenancy Agreement	2578
Causing a nuisance by the use of the premises as stated in your State Tenancy Agreement	325
Failure to pay maintenance/other debt	7
Failure to comply with the Building Act 1975 in regards to the installation of a swimming pool as stated in your State Tenancy Agreement	97
Exceeding the approved number of occupants as stated in your State Tenancy Agreement	467
Failure to comply with Local Government Local Laws	184
Failure to pursue or comply with a decision regarding approval to keep a pet as stated in your State Tenancy Agreement	88
Failure to pursue or comply with a decision regarding approval to conduct a business on or from the premises as stated in your State Tenancy Agreement.	7
Failure to pursue or comply with a decision regarding approval to attach a fixture or structure as stated in your State Tenancy Agreement	112
Providing false or misleading information, as stated in your State Tenancy Agreement	15
<b>TOTALS</b>	<b>7150</b>

Note: Total Notice to Remedy Breach (other than arrears) reasons are higher than the actual Notice to Remedy Breach (other than arrears) served due to the tenant breaching their State Tenancy Agreement for multiple reasons. Multiple reasons can be listed on a Notice to Remedy Breach (other than arrears).

Region	2008-2009	2009-2010	2010-2011	2011-2012 to 31.01.12	Grand Total
Brisbane	\$1,090,585	\$1,157,271	\$1,413,705	\$997,131	\$4,658,691
Central Queensland	\$659,591	\$593,739	\$398,927	\$236,018	\$1,888,274
Far North Queensland	\$534,110	\$421,577	\$537,914	\$302,033	\$1,795,635
North Coast	\$591,324	\$553,099	\$566,486	\$319,078	\$2,029,988
North Queensland	\$1,692,140	\$1,797,990	\$1,245,649	\$575,897	\$5,311,676
South East	\$1,493,821	\$1,533,772	\$2,143,923	\$1,350,139	\$6,521,655
South West	\$962,608	\$810,792	\$895,649	\$732,745	\$3,401,794
<b>Grand Total</b>	<b>\$7,024,178</b>	<b>\$6,868,240</b>	<b>\$7,202,253</b>	<b>\$4,513,041</b>	<b>\$25,607,713</b>

**Notes:**

Includes 15% QBuild Management Fees

Excludes GST/LITC

Due to Boundary Realignment in April 2011, some records may be attributed to another housing service centre at the time of the event. The above data, since 2008-09, is as per the current boundaries.

Not all of the unfair wear and tear debts may have been passed onto the tenant or ex-tenant - HSC discretion

**Source:**

MMS File billing from QBuild in the financial years stated

Includes cause code 0009 (unfair wear and tear) and/or "S/D" or "UWT" in the short text

RTI RELEASED