

Frequently asked Questions
COVID-19 INFORMATION FOR TENANTS – As of 4 January 2022

*****Public Health Directives can change frequently and at short notice***
The information provided here gives general guidance around how COVID-19 continues to impact on Queensland tenants.**

QUARANTINE & ISOLATION

What are the current rules for if I am a diagnosed person or a close contact of someone with COVID-19?

As of 3 January 2022, the Chief Health Officer updated the public health directive to limit the spread of COVID-19.

If you are diagnosed with COVID-19 (**diagnosed person**), you must immediately isolate for 7 days at home, or a place of accommodation, or other nominated premises directed by an emergency officer, or to a hospital for emergency treatment.

Each household member is considered to be a close contact, and must only leave their home or accommodation for the following reasons and only by private vehicle, ambulance, government arranged transport:

- To seek medical treatment at hospital
- To avoid injury or illness or to escape harm
- In an emergency situation
- Following a direction from an emergency officer

The requirements for diagnosed persons and close contacts can be found here

<https://www.health.qld.gov.au/system-governance/legislation/cho-public-health-directions-under-expanded-public-health-act-powers/isolation-for-diagnosed-cases-and-management-of-close-contacts>

PROPERTY INSPECTIONS

Can a property inspection take place if the resident is a diagnosed person or close contact in quarantine/isolation?

A diagnosed person or close contact must not permit any other person to enter the premises or part of the premises used for isolation.

When is a diagnosed person able to be released from isolation?

If the diagnosed person does not have symptoms consistent with COVID-19, they may leave isolation:

- If the positive result is found to be a historic infection or
- 7 days has passed since the test and 48 hours have passed since the person has had symptoms consistent with COVID-19, and there has been no public health direction given to the person to continue isolation or
- If a public health direction has been given at a time provided or
- If a registered nurse or medical practitioner from a treating hospital and health service, certifies in writing the person has met the 'release from isolation' criteria or
- If a medical practitioner operating within Covid-19 framework approved by Queensland Health, authorises in writing their release.

When is a close contact able to be released from quarantine?

A close contact may leave quarantine at the end of 7 days, if on Day 6;

- the close contact has no symptoms consistent with COVID-19, and the person has a negative result after a Rapid Antigen Test (RAT) or
- the close contact has symptoms consistent with COVID-19, and the person has a negative result after a COVID-19 PCR test.

Can an unvaccinated person attend an inspection at my rental property?

If there are no diagnosed persons or close contacts in isolation or quarantine, there is nothing to prevent an unvaccinated person from attending an appointment for an inspection or routine inspection.

If you believe you have suffered discrimination make a complaint to the Queensland Human Rights Commission - <https://www.qhrc.qld.gov.au/your-rights/COVID-19-and-human-rights/vaccination-and-your-rights>

What are the rules for unvaccinated people at property inspections in Queensland?

The Queensland Government has provided an easy to read table containing the public health directives which apply from 17 December 2021.

https://www.covid19.qld.gov.au/data/assets/pdf_file/0021/220377/DPC7976-Vaccine-status-plan.pdf?nocache-v2

Inspections by real estate agents fall under “other settings” where unvaccinated persons may attend, however density restrictions may still apply as per the COVID safe future roadmap

https://www.covid19.qld.gov.au/data/assets/pdf_file/0016/127150/210914-U-and-R-roadmap.pdf?nocache-v38

Are there any limits to the number of people who can attend a property inspection in Queensland?

People may attend auction houses, real estate auctions and open home inspections (whether for sales or rentals) regardless of their vaccination status. Capacity limits apply: 1 person per 2 sqms indoors

<https://www.health.qld.gov.au/system-governance/legislation/cho-public-health-directions-under-expanded-public-health-act-powers/public-health-and-social-measures-linked-to-vaccination-status-direction>

Auction houses, real estate auctions and open house inspections	Contact information must be collected in accordance with Part 3. Operate in accordance with the COVID Safe Checklist	Permitted Occupant density limit applies – no more than 1 person per 2 square metres for areas open to or used by visitors in indoor spaces
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MASKS

What are the rules about masks in Queensland?

As of 1am 2 January 2022, masks are required to be worn in all indoor settings except for in the home and where it is unsafe. This includes:

- All indoor workplaces
- Public transport and rideshare
- Supermarkets and retail shops
- Hospitality venues including pubs, clubs and cafes
- Cinemas and theatres
- Indoor stadium, sports area or sports centre
- Gyms and sport activities
- *Vulnerable settings* like hospitals and aged care – see below
- Schools, childcare and other education facilities
- Airports and on planes

Vulnerable settings:

Masks must be worn at all times by healthcare workers and visitors in hospitals, healthcare settings, residential aged care facilities, disability accommodation, and prisons.

You do not need to wear a mask outdoors if you can remain 1.5 metres away from others that are not members of your household.

Children under 12 years and people affected by a medical condition or disability do not lawfully have to wear a facemask.

A tradesperson entering someone else's home to perform work must wear a mask unless it is unsafe to do so, or the tradesperson can maintain physical distance from members of the household.

Tenants can request that all attendees at a property inspection wear a mask.

<https://www.qld.gov.au/health/conditions/health-alerts/coronavirus-COVID-19/current-status/public-health-directions/mandatory-masks>

Diagnosed persons and close contacts must wear a flat surgical mask, P2/N95 mask or a cloth face mask with 3 layers which covers the nose and mouth.

VACCINATIONS

Do contractors such as plumbers or builders, or Body Corporate managers have to be vaccinated?

There are no requirements under state legislation. However, if they attended a **high risk setting** (see listed below), they must be vaccinated, or can only attend in an emergency.

From 15 December 2021 this includes:

Public hospitals, private hospitals, residential aged care facilities, shared disability accommodation services, aged care services, general practitioner offices, pharmacies, optometrists, dental surgeries, community health clinics, blood collection centres.

As of 23 January 2022, this will also include workers entering education settings, including: schools, kindergartens, childcare centres; workers entering correctional and detention facilities including prisons, youth detention centres, workers entering airports.

<https://www.health.qld.gov.au/system-governance/legislation/cho-public-health-directions-under-expanded-public-health-act-powers/workers-in-a-high-risk-setting-direction>

Workers in some industries and high-risk settings must be fully vaccinated against COVID-19.

Can unvaccinated people access essential services and activities in Queensland?

From 17 December 2021, both fully vaccinated and unvaccinated people are able to access essential services and activities. Unvaccinated people will still be able to go to grocery stores, pharmacies, post offices, news agents and clothing stores, and participate in activities like going to the gym for exercise.

Capacity restrictions may still be in place at these types of businesses.

People will still need to use the Check In Queensland app to check-in to venues. This is important to support contact tracing if there is a case at a venue. Vaccinated people can still carry the virus, although the risk is reduced.

RESTRICTIONS

Who is responsible for enforcing the easing of restrictions in Queensland?

Queensland Police and enforcement officers will oversee the lifting of these restrictions and ensure Queenslanders are doing their part to slow the spread of COVID-19. Industry and business regulators will also play a role in ensuring compliance with restrictions.

Do penalties apply for non-compliance with restrictions?

Yes. If you don't comply you may be given an on-the-spot fine of \$1,378 for individuals and \$6,892 for corporations. The courts can impose a penalty of up to \$13,785 or 6 months' imprisonment.

PEOPLE WITH HEALTH CONDITIONS

What can people who have significant health conditions do to protect themselves against the risk of COVID-19?

All people with a compromised immune system and people with chronic medical conditions are urged to take extra precautions to reduce their risk, such as strict adherence to physical distancing, wearing a mask, maintaining good hand hygiene.

It is recommended that they talk to their doctor about their individual situation.

HOTSPOTS & ENTRY TO QUEENSLAND

I have been to a hotspot, what do I need to do to enter Queensland?

From January 1 2022, hotspot travellers can meet entry testing requirements by either a negative Rapid Antigen Test OR a negative PCR test taken in the 72 hours prior to entering Queensland.

Travellers must be fully vaccinated and have a valid Queensland entry pass.

<https://www.qld.gov.au/health/conditions/health-alerts/coronavirus-covid-19/current-status/public-health-directions/travelling-to-queensland/entering-queensland-from-a-hotspot>

Where are the COVID-19 Hotspots?

Hotspots are places in Australian states or territories other than Queensland, or in safe travel zone countries where health officials have found a lot of people with COVID-19; or places that are at risk of a lot of COVID-19 infections.

What are Declared Hotspots?

The Australian Capital Territory, the Jervis Bay Territory, all of New South Wales, the Local Government Areas that make up Greater Adelaide in South Australia, all of Victoria, and the areas of Greater Katherine and Robinson River (including surrounding homelands) in the Northern Territory are declared hotspots.

What about people who live in the non-restricted local government areas in the Border zone?

Fully vaccinated people can travel freely between Queensland and the non-restricted border zone. A Queensland entry pass is required however people do not need to have a RAT or PCR COVID-19 test – unless they have symptoms.

<https://www.qld.gov.au/health/conditions/health-alerts/coronavirus-COVID-19/current-status/public-health-directions/travelling-to-queensland/entering-queensland-from-a-border-zone-area/entering-queensland-from-a-non-restricted-border-zone-area#border-zone>

QCAT

What are the rules if I have to attend a QCAT hearing?

On 4 January 2022, the President of QCAT released a Practice Direction for QCAT in Brisbane. In summary:

- All members of the public including practitioners attending QCAT premises must wear a mask at all times and
- All members of the public attending QCAT's premises must check-in using the 'Check-In Queensland App' and practice safe distancing.

https://www.qcat.qld.gov.au/_data/assets/pdf_file/0008/701792/qcat-pd1-of-2022.pdf

Where QCAT sits in the Magistrates Courts, a Practice Direction dated 20 December 2021 applies. **As of 4 December 2022 this remains unchanged.**

In summary:

- All persons entering a court building must wear a face mask at all times, other than when speaking in court
- All persons entering a court building should check in when entering the building and individual courtrooms using the 'Check-in Queensland App'
- Practice safe distancing
- All unvaccinated persons should notify the registry 24 hours prior to attending the court building

https://www.courts.qld.gov.au/_data/assets/pdf_file/0004/700942/mc-pd-5of2021.pdf