



Landlord responsibilities to be digital-ready

Source: October 2011 Elevation edition

The word of strata – your questions answered!

Question:

I have heard that I have responsibilities to my tenants to ensure my investment property is digital-ready when analog TV is switched off. I live in the Sunshine Coast. When is this happening and what do I need to do?

Answer:

On December 6 this year, parts of regional Queensland will join regional Victoria and other areas across the country which have already had analog TV signals switched off. This means that households and properties in these areas will need to watch TV through either a set-top box for connecting to an analog TV, or through a digital TV if they are to continue receiving free-to-air TV.

The areas of Queensland that will be switching are Capricornia, Darling Downs, Far North Queensland, North Queensland, Queensland Central Coast and Whitsundays and Wide Bay. Residents living on the Sunshine Coast, Gold Coast and Noosa will be switching to digital-only TV, along with Brisbane, on 30 June 2013.

If your tenants already have digital TV or a set-top box and are unable to receive the free-to-air digital TV channels available, your property's antenna system may need to be upgraded or a new external antenna installed.

Apartment blocks or groups of townhouses may have shared antenna systems, also known as Master Antenna TV (MATV) systems. While many shared antenna systems are adequate for both analog and digital TV reception, in some cases, a shared antenna system may need to be installed.

In a residential building, the Body Corporate is responsible for maintaining and repairing common property, including a shared antenna system. Upgrades to shared antenna systems can be complex, and getting approval from unit owners may take time. Start the process early to get your building digital-ready well before analog is switched off.

To find out more about the switch to digital TV and the resources that can help you prepare your property, visit www.digitalready.gov.au or call the Digital Ready Information Line on 1800 20 10 13.