

ACT LANDLORD COMPLIANCE CALENDAR

Track every deadline. Miss nothing. Stay compliant.

This calendar covers every critical compliance deadline for ACT residential landlords from 1 July 2026 to 30 June 2027 — organised month by month.

Includes: land tax, statutory filings, smoke alarm obligations, tenancy compliance, EOFY tax tasks, BAS lodgement, super guarantee, and all key ACT regulatory windows with action items and penalty warnings.

COLOUR KEY:

■ CRITICAL — hard deadline, penalties apply ■ IMPORTANT — action window open ■ RECURRING — ongoing obligation ■ TAX / FINANCIAL ■ PROPERTY / MAINTENANCE

How to use this calendar

This calendar lists every critical compliance deadline for ACT residential landlords across the 2026–27 financial year, organised month by month with specific dates, required actions, and the relevant authority or legislation. Five colour-coded categories are used throughout:

CRITICAL

Hard statutory deadlines. Missing these triggers penalties, interest charges, or legal exposure. Act before the deadline.

IMPORTANT

Significant obligations with an action window. Attend to these promptly within the month.

RECURRING

Ongoing obligations that apply throughout the year — listed at their key trigger points.

TAX

Tax, BAS, super, and financial year obligations. Coordinate with your accountant.

PROPERTY

Property maintenance, inspection, and condition obligations under ACT tenancy law.

Important: Dates marked with an asterisk (*) depend on your individual circumstances — tenancy commencement dates, lease terms, and your specific ACT Revenue assessment. Where a date is shown as "ongoing" or "within X days", it means the obligation is triggered by an event (new tenancy, rent increase, etc.) rather than a fixed calendar date. Always verify current deadlines with the relevant authority. This calendar is a guide — not legal or financial advice.

At-a-glance: the highest-stakes deadlines

Deadline date	Obligation	Consequence / Authority
28 Jul 2026	BAS lodgement Q4 FY25–26	ATO — \$222/day penalty
28 Jul 2026	Super guarantee Q4 FY25–26	ATO — 25% SGC charge if late
31 Jul 2026	ACT land tax — notice issued	ACT Revenue Office
31 Aug 2026	Land tax payment deadline	ACT Revenue — interest from day 1
31 Oct 2026	BAS lodgement Q1 FY26–27	ATO
28 Nov 2026	Super guarantee Q1 FY26–27	ATO — 25% SGC charge if late
28 Feb 2027	Super guarantee Q2 FY26–27	ATO
28 Feb 2027	BAS lodgement Q2 FY26–27	ATO
28 May 2027	Super guarantee Q3 FY26–27	ATO
28 Apr 2027	BAS lodgement Q3 FY26–27	ATO
30 Jun 2027	EOFY — depreciation schedule review	ATO / quantity surveyor
30 Jun 2027	EOFY — insurance renewal review	Landlord insurance
30 Jun 2027	EOFY — rent roll reconciliation	Trust accounting / Jaira

July 2026 — New financial year — highest compliance month

Date	Category	Obligation	Action required	Authority / Notes
1 Jul 2026	CRITICAL	New FY commences — review all tenancy rent levels	Conduct rent review for all managed properties. Check if market rent has moved since last review. Prepare increase notices where warranted.	RTA 1997 s.67 — 12-month rule; 8 weeks notice required
1 Jul 2026	TAX	New FY — start fresh expense tracking	Ensure all property expense categories are set up in accounting software for FY26–27. Confirm trust account reconciliation from 30 June.	ATO rental income and deductions
7 Jul 2026	TAX	STP payroll finalisation (if you have employees)	Submit Single Touch Payroll finalisation for FY25–26 for any employees via your payroll software.	ATO — STP Phase 2
14 Jul 2026	CRITICAL	Super guarantee contribution — Q4 FY25–26 due	Pay Q4 (Apr–Jun 2026) super guarantee contributions to all eligible employees/contractors into their nominated super funds.	ATO — SGC applies at 25% if missed. Due date 28 Jul but allow processing time
28 Jul 2026	CRITICAL	BAS lodgement — Q4 FY25–26	Lodge and pay Q4 2025–26 Business Activity Statement. Includes GST, PAYG withholding, and PAYG instalments.	ATO — \$222/day failure to lodge penalty. Lodge via MyGovID or tax agent
28 Jul 2026	CRITICAL	Super guarantee — Q4 FY25–26 final deadline	Hard deadline for Q4 super. After this date, SGC charge applies: 25% of shortfall plus administration charge plus interest.	ATO Superannuation Guarantee (Admin) Act 1992
31 Jul 2026	CRITICAL	ACT land tax — annual assessment issued	ACT Revenue Office issues annual land tax assessments. Check all investment properties are correctly assessed. Review for any exemption eligibility.	Land Tax Act 2004 (ACT). Log into MyAccount at revenue.act.gov.au
31 Jul 2026	IMPORTANT	Review tenancy agreement expiry dates — Q3/Q4	Identify all fixed-term leases expiring Aug–Sep 2026. Initiate renewal discussions minimum 8 weeks before expiry.	RTA 1997 — 4 weeks landlord notice required to not renew
31 Jul 2026	PROPERTY	Mid-year smoke alarm inspection trigger	For all properties with tenancies commencing Jul–Sep, schedule smoke alarm test as part of first routine inspection.	Building (General) Regulation 2008 (ACT) — must be tested each new tenancy

July action priority: Land tax assessments and Q4 super/BAS are your two highest-priority items this month. Both carry automatic financial penalties if missed. Review land tax assessment as soon as received and query any properties you believe should be exempt.

August 2026 — Land tax payment month

Date	Category	Obligation	Action required	Authority / Notes
Early Aug	IMPORTANT	Review land tax assessment — dispute window	You have 60 days from the date of the land tax notice to object to the assessment if you believe it is incorrect. Act promptly.	Taxation Administration Act 1999 (ACT) — objection within 60 days of notice
14 Aug 2026	RECURRING	Routine inspection window — Q1 inspections	Properties where tenancy commenced Feb–May 2026 are now due for Q2 routine inspection. Issue 7 days written notice.	RTA 1997 — max 4 inspections/yr, min 4 weeks between, 7 days notice
28 Aug 2026	IMPORTANT	PAYG instalment — Q4 FY25–26 income tax	If you pay PAYG instalments quarterly for investment income, Q4 instalment may be due. Check your ATO instalment schedule.	ATO — check your instalment rate notice
31 Aug 2026	CRITICAL	ACT land tax — payment deadline	Pay land tax assessment in full by this date. Interest accrues from the day after the due date on any unpaid amount.	Land Tax Act 2004 (ACT) — interest rate set by ACT Revenue annually. Pay at revenue.act.gov.au
31 Aug 2026	PROPERTY	EER certificate — review expiry dates	Check that Energy Efficiency Rating certificates for all managed properties are current (valid 12 months for new certs). Renew any expiring before Dec 2026.	ACT Civil Law (Sale and Land Lease) Act 2003 — required in all rental ads
31 Aug 2026	IMPORTANT	Lease renewals — Sep/Oct expiries	For leases expiring October 2026, issue renewal or non-renewal notices this month. Landlord must give 4 weeks notice before expiry.	RTA 1997 s.94 — failure to give notice results in automatic periodic conversion

September 2026 — Spring letting season begins

Date	Category	Obligation	Action required	Authority / Notes
1 Sep 2026	PROPERTY	Spring pre-letting preparation	Properties vacating Sep–Nov should be assessed for pre-letting works: carpet, paint, garden. Schedule tradespeople 4–6 weeks in advance.	Market preparation — reduces vacancy period
1 Sep 2026	IMPORTANT	Tax return lodgement opens — FY25–26	ATO opens lodgement for FY25–26 individual tax returns. Gather all rental income and expense records. Confirm depreciation schedules are current.	ATO — 31 Oct deadline for self-lodgers. Tax agent deadline extended to May 2027
Mid Sep	RECURRING	Routine inspection — properties due Q2	Issue written inspection notices (7 days notice) for properties due their Q2 routine inspection this period.	RTA 1997 — systematic diary management required
30 Sep 2026	IMPORTANT	Insurance renewal review	Review all landlord insurance policies with renewal dates in Sep–Dec. Compare cover levels, particularly rent default, malicious damage, and liability limits.	Best practice — do not allow auto-renewal without reviewing cover adequacy

Date	Category	Obligation	Action required	Authority / Notes
30 Sep 2026	PROPERTY	Heating system maintenance — pre-winter check	For any properties with gas ducted heating or heat pumps, arrange service before next winter if not done in FY25–26.	RTA 1997 — landlord must maintain property in reasonable state of repair

October 2026 — BAS Q1 + tax return deadline

Date	Category	Obligation	Action required	Authority / Notes
14 Oct 2026	CRITICAL	Super guarantee — Q1 FY26–27 contributions due	Pay Q1 (Jul–Sep 2026) super guarantee for all eligible employees/contractors by 28 Oct. Allow bank processing time — initiate by 14 Oct.	ATO — SGC at 25% if missed after 28 Oct
28 Oct 2026	CRITICAL	Super guarantee Q1 — hard deadline	Final date for Q1 super contributions without SGC penalty. Confirm payment receipt by fund.	ATO Superannuation Guarantee (Admin) Act 1992
28 Oct 2026	CRITICAL	BAS lodgement — Q1 FY26–27 (Jul–Sep 2026)	Lodge Q1 BAS. Includes GST collected on management services (if applicable), PAYG withholding, and instalment income.	ATO — penalty \$222/day. Lodge via MyGovID, BAS agent, or tax agent
31 Oct 2026	CRITICAL	Individual tax return deadline — FY25–26	Final date to lodge FY25–26 individual tax return if self-lodging. Include all rental income, deductions, and depreciation claims.	ATO — failure to lodge penalty from day 1 after deadline. Use tax agent for May 2027 extension
31 Oct 2026	IMPORTANT	ACT land tax — objection deadline	Final date to lodge a formal objection to your land tax assessment if you received your notice in early August.	Taxation Administration Act 1999 (ACT) — 60 days from notice date
31 Oct 2026	PROPERTY	Routine inspections — Q2 properties due	Complete all Q2 routine inspections for properties due this quarter. Prepare and issue inspection reports to landlords within 24 hours.	RTA 1997 — documentation essential for any future ACAT proceedings

November 2026 — Super Q1 + year-end planning

Date	Category	Obligation	Action required	Authority / Notes
28 Nov 2026	CRITICAL	Super guarantee — Q1 FY26–27 absolute final	If Q1 super was not paid by 28 Oct, SGC charge now applies. Lodge SGC statement and pay charge immediately to minimise further interest.	ATO — late payment interest 10% p.a. on SGC charge
30 Nov 2026	IMPORTANT	Lease renewals — Dec/Jan expiries	Identify leases expiring December 2026 or January 2027. Issue renewal notices — 4 weeks minimum before expiry. Begin tenant discussions now.	RTA 1997 — early renewal discussions preferred; periodic conversion is automatic
30 Nov 2026	PROPERTY	Annual fire safety check — smoke alarms	Conduct annual smoke alarm test for all properties where it has been more than 12 months since last test. Replace any faulty alarms.	Building (General) Regulation 2008 (ACT) — must be in working order at all times

Date	Category	Obligation	Action required	Authority / Notes
30 Nov 2026	TAX	Tax agent lodgement — check status	If using a registered tax agent for FY25–26 return, confirm lodgement is on track. Tax agent deadline extended to May 2027 but earlier is better.	ATO — tax agent program deadline typically 15 May 2027

December 2026 — Holiday period — pre-plan all tenant communications

Date	Category	Obligation	Action required	Authority / Notes
1 Dec 2026	IMPORTANT	Holiday period property management plan	Confirm emergency maintenance contacts and response procedures for the Christmas–New Year period. Notify all tenants of any changed contact arrangements.	RTA 1997 — urgent repair obligations continue over public holidays
1 Dec 2026	PROPERTY	Pool and spa safety compliance check	If any managed property has a pool or spa, verify safety barrier compliance before the summer season. ACT pool barrier rules under Building Act 2004.	Building Act 2004 (ACT) — non-compliant barriers are a serious liability
15 Dec 2026	IMPORTANT	Issue January rent increase notices	Any rent increase to take effect from February 2027 requires 8 weeks written notice — issue by mid-December.	RTA 1997 s.67 — 8 weeks written notice, once per 12 months only
15 Dec 2026	RECURRING	Review routine inspection schedule for Q3	Plan all Q3 routine inspections for Jan–Mar 2027. Issue notices early in January to allow 7 days lead time.	RTA 1997 — maximum 4 inspections per year, evenly spaced
31 Dec 2026	TAX	Half-year financial review	Review rental income vs expenses for Jul–Dec 2026. Assess whether any additional deductible expenditure (repairs, maintenance) should be completed before 30 June 2027.	ATO — tax planning with your accountant
31 Dec 2026	PROPERTY	Pre-letting checks for January vacancies	Confirm condition of properties with Jan 2027 tenancy start dates. Arrange professional cleaning, photography, and listing preparation.	Market practice — January is high-demand letting month in Canberra

January 2027 — High-demand letting month — APS relocation season

Date	Category	Obligation	Action required	Authority / Notes
1 Jan 2027	IMPORTANT	APS relocation season — maximise letting activity	January–February is peak relocation season for Canberra public servants. Ensure vacant properties are listed with premium photography on all major portals.	allhomes.com.au, realestate.com.au, domain.com.au — Canberra peak demand
14 Jan 2027	RECURRING	Routine inspections — Q3 first wave	Issue written inspection notices for properties due their Q3 routine inspection in Jan–Feb. Allow 7 days notice minimum.	RTA 1997 — written notice to tenant required
28 Jan 2027	CRITICAL	BAS lodgement — Q2 FY26–27 (Oct–Dec 2026)	Lodge Q2 Business Activity Statement. Review GST, PAYG withholding for the October–December quarter.	ATO — penalty \$222/day from due date
28 Jan 2027	CRITICAL	Super guarantee — Q2 FY26–27 due	Pay Q2 (Oct–Dec 2026) superannuation guarantee contributions. Hard deadline 28 Jan — initiate payment 14 Jan to allow processing time.	ATO — SGC charge at 25% if missed
31 Jan 2027	IMPORTANT	ACT residential tenancy Act review	Check Access Canberra and REIACT for any ACT tenancy legislation amendments taking effect in 2027. Update tenancy agreement templates if required.	Access Canberra — legislation.act.gov.au for current version of RTA 1997
31 Jan 2027	PROPERTY	Ingoing condition reports — January new tenancies	For all new tenancies commencing in January, ensure ingoing condition reports are completed on move-in day with comprehensive photographic evidence.	RTA 1997 — condition report must be provided within 3 business days of tenancy start

February 2027 — Super Q2 + routine inspections

Date	Category	Obligation	Action required	Authority / Notes
14 Feb 2027	IMPORTANT	Lease renewals — Mar/Apr expiries	Identify leases expiring March–April 2027. Issue renewal or non-renewal notices this month — 4 weeks minimum before expiry.	RTA 1997 — automatic periodic conversion if no notice given
28 Feb 2027	CRITICAL	Super guarantee — Q2 hard deadline	Final date for Q2 super contributions. SGC charge applies after this date.	ATO Superannuation Guarantee (Admin) Act 1992
28 Feb 2027	CRITICAL	BAS lodgement Q2 — if lodging via tax agent	Confirm Q2 BAS lodgement status with your BAS agent if using one. Some agents have extended deadlines — verify yours.	ATO registered BAS agent program

Date	Category	Obligation	Action required	Authority / Notes
28 Feb 2027	RECURRING	Q3 routine inspections — February wave	Complete routine inspections for properties due in February. Same-day written reports to landlords.	RTA 1997 — 7 days written notice, reasonable entry time
28 Feb 2027	PROPERTY	Autumn/winter maintenance planning	Schedule gutter cleaning, heating system service, and roof inspections for all managed properties before winter.	RTA 1997 s.34 — landlord must maintain in reasonable state of repair

March 2027 — Mid-year maintenance season

Date	Category	Obligation	Action required	Authority / Notes
15 Mar 2027	RECURRING	Annual rent review — mid-year trigger	Review all properties where the last rent increase was March 2026 or earlier. Prepare market appraisals and issue rent increase notices where warranted.	RTA 1997 — 8 weeks written notice, once per 12 months maximum
15 Mar 2027	PROPERTY	Gutter and roof inspection — pre-autumn	Arrange gutter cleaning and roof inspections for all properties, particularly those with large trees nearby. Canberra autumn leaf fall blocks gutters rapidly.	Preventive maintenance — reduces emergency repair costs
28 Mar 2027	IMPORTANT	PAYG instalment — Q3 income tax	If paying quarterly PAYG instalments on investment income, Q3 instalment may be due. Check ATO instalment notice.	ATO — check your instalment schedule at my.gov.au
31 Mar 2027	PROPERTY	Smoke alarm annual check — autumn round	For any properties where it has been 12 months since last smoke alarm test, conduct test and replace batteries or faulty units.	Building (General) Regulation 2008 (ACT)
31 Mar 2027	IMPORTANT	Review insurance renewal dates — Apr/May	Check landlord insurance renewal dates for April–May 2027. Review coverage adequacy and compare alternatives if required.	Best practice — renew before expiry; avoid any gap in cover

April 2027 — BAS Q3 + EOFY preparation begins

Date	Category	Obligation	Action required	Authority / Notes
14 Apr 2027	CRITICAL	Super guarantee — Q3 FY26–27 due	Initiate Q3 (Jan–Mar 2027) super guarantee payments. Hard deadline 28 Apr — allow processing time.	ATO — SGC at 25% if missed after 28 Apr
28 Apr 2027	CRITICAL	BAS lodgement — Q3 FY26–27 (Jan–Mar 2027)	Lodge Q3 Business Activity Statement. Review all GST and PAYG for the January–March quarter.	ATO — \$222/day penalty. Lodge via MyGovID or agent
28 Apr 2027	CRITICAL	Super guarantee Q3 — hard deadline	Final date for Q3 super contributions. SGC charge applies after this date.	ATO Superannuation Guarantee (Admin) Act 1992
30 Apr 2027	TAX	EOFY preparation — gather records	Begin collating all FY26–27 rental income and expense records: management fee invoices, maintenance receipts, insurance, rates, land tax, loan interest statements.	ATO rental property guide — ato.gov.au/rental
30 Apr 2027	IMPORTANT	Lease renewals — May/June expiries	All leases expiring May–June 2027 require renewal notice now. Issue written renewal or non-renewal notice at least 4 weeks before expiry.	RTA 1997 — critical to avoid unintended periodic conversion
30 Apr 2027	PROPERTY	Q4 routine inspection planning	Schedule all Q4 routine inspections for May–June 2027. Issue 7 days written notice to tenants.	RTA 1997 — last inspection window of the financial year

May 2027 — EOFY sprint — tax agent deadline month

Date	Category	Obligation	Action required	Authority / Notes
1 May 2027	TAX	Depreciation schedule — confirm with quantity surveyor	Confirm current depreciation schedule is on file for all properties. Engage a quantity surveyor for any property that does not have one.	ATO Division 40 and 43 — significant deductions often missed
15 May 2027	CRITICAL	Tax return lodgement — tax agent deadline (FY25–26)	If using a registered tax agent, this is typically the extended deadline for FY25–26 individual returns. Confirm exact deadline with your agent.	ATO tax agent lodgement program — verify your agent's specific deadline
28 May 2027	CRITICAL	Super guarantee — Q3 FY26–27 absolute final	If Q3 super was not paid by 28 Apr, SGC charge now applies. Lodge SGC statement and pay immediately.	ATO — late interest 10% p.a. on SGC charge amount
31 May 2027	IMPORTANT	Pre-EOFY expenses review	Review any outstanding repairs, maintenance, or deductible expenses. Expenditure incurred before 30 June is deductible in FY26–27. Do not defer deductible repairs.	ATO — repairs vs capital improvements distinction important

Date	Category	Obligation	Action required	Authority / Notes
31 May 2027	PROPERTY	Q4 routine inspections — May wave	Complete routine inspections for properties due in May. Issue reports to landlords within 24 hours.	RTA 1997 — fourth and final inspection of the tenancy year
31 May 2027	IMPORTANT	Smoke alarm annual review — all properties	For all managed properties, confirm smoke alarm compliance before the end of the financial year. Test and replace as required.	Building (General) Regulation 2008 (ACT)

June 2027 — EOFY — close out the financial year

Date	Category	Obligation	Action required	Authority / Notes
1 Jun 2027	TAX	EOFY trust account reconciliation	Begin trust account reconciliation for FY26–27. Confirm all rental receipts, disbursements, and fees are correctly recorded. Provide EOFY statements to all landlords.	Agents Act 2003 (ACT) — trust accounting obligations; REIACT standards
15 Jun 2027	TAX	Pre-EOFY tax planning meeting	Meet with your accountant to review FY26–27 income and deductions. Consider: additional super contributions (concessional cap \$30,000), timing of deductible expenses, Pty Ltd dividend vs salary split.	ATO — concessional super cap FY26–27; Division 7A considerations
15 Jun 2027	IMPORTANT	Lease renewals — July/August expiries	Identify all leases expiring July–August 2027. Issue renewal notices now — 4 weeks minimum before expiry.	RTA 1997 — plan ahead for new financial year letting
21 Jun 2027	CRITICAL	Super guarantee — Q4 FY26–27 initiation	Initiate Q4 (Apr–Jun 2027) super contributions early. Hard deadline 28 Jul 2027 but funds need processing time.	ATO — SGC applies after 28 Jul if not received by fund
28 Jun 2027	PROPERTY	Final Q4 routine inspections	Complete all June routine inspections before financial year end. All reports to be filed in landlord portal for FY26–27 records.	RTA 1997 — complete inspection cycle before year end
30 Jun 2027	CRITICAL	EOFY — final day of financial year	Confirm all deductible expenses are incurred and paid. Reconcile all trust accounts. Issue EOFY financial statements to all landlords. Back up all records.	ATO — cash basis vs accruals; tax agent to advise
30 Jun 2027	TAX	EOFY land tax — note current AUV for records	Record current Average Unimproved Value for all investment properties. This forms the basis of FY27–28 land tax assessment.	Land Tax Act 2004 (ACT) — AUV averaged over 3 years

Date	Category	Obligation	Action required	Authority / Notes
30 Jun 2027	TAX	EOFY depreciation — update schedule values	Update depreciation schedule for any capital works completed in FY26–27. Ensure quantity surveyor has been engaged for any new properties.	ATO Division 43 — 2.5% p.a. on eligible construction costs
30 Jun 2027	IMPORTANT	Annual property insurance renewal confirmation	Confirm all landlord insurance policies are renewed and current for FY27–28. Review coverage levels — particularly replacement value and rent default limits.	Best practice — do not auto-renew without reviewing adequacy

30 June is the single most important day in the landlord calendar. Ensure all deductible expenses are incurred before midnight, trust accounts are reconciled, EOFY statements are prepared for all landlords, and records are backed up. At Jaira Properties, we issue EOFY financial statements to all landlords by 15 July.

Recurring obligations — apply throughout the year

The following obligations are triggered by tenancy events rather than fixed calendar dates. They apply every time the relevant event occurs.

Date	Category	Obligation	Action required	Authority / Notes
New tenancy start	RECURRING	Ingoing condition report	Prepare and provide to tenant within 3 business days of tenancy commencement. Include comprehensive photos.	RTA 1997 s.16
New tenancy start	CRITICAL	Bond lodgement	Lodge bond with ACT Revenue Office within 2 weeks of receipt. Maximum 4 weeks rent. Cannot be held by landlord.	RTA 1997 s.21 — offence to hold bond
New tenancy start	CRITICAL	Unit Title Rental Certificate	For units/apartments in body corporate scheme — obtain from owners corporation manager and provide to tenant before signing.	RTA 1997 — required since Jan 2025
New tenancy start	PROPERTY	Smoke alarm test	Test all smoke alarms at the commencement of each new tenancy. Replace any faulty units or batteries.	Building (General) Regulation 2008 (ACT)
Before any rental ad	CRITICAL	EER certificate display	Energy Efficiency Rating must be displayed in all rental advertisements. Certificate must be current (12 months).	ACT Civil Law (Sale and Land Lease) Act 2003
Any rent increase	CRITICAL	Written rent increase notice	8 weeks written notice required. State new amount and effective date. Only once per 12 months.	RTA 1997 s.67 — non-compliant notice is invalid
Maintenance request	RECURRING	Log and action all requests	Urgent repairs — same day. Significant repairs — 2 to 5 days. Non-urgent — within 14 days.	RTA 1997 — tenant can arrange urgent repairs up to \$750 if landlord unreachable
Before each inspection	RECURRING	7 days written notice	Provide written notice of inspection to tenant at least 7 days before. Note date, time, and purpose.	RTA 1997 s.54 — entry without notice is a breach
Tenancy ending	IMPORTANT	Outgoing condition report	Conduct outgoing inspection and compare to ingoing report. Identify any bond claim items.	RTA 1997 — 14 days to make bond claim after tenancy ends
Bond dispute	CRITICAL	ACAT application if disputed	If bond deduction is disputed by tenant, apply to ACAT promptly. Do not delay.	ACAT — applications at acat.act.gov.au
Any entry to property	CRITICAL	Correct notice and timing	24 hours minimum written notice for all non-emergency entry. Reasonable time: 8am–6pm Mon–Sat only.	RTA 1997 s.52 — unlawful entry is a serious breach

Penalty and consequence reference

Obligation missed	Consequence	Enforced by
Super guarantee shortfall	SGC charge: 25% of shortfall + \$20/employee admin + interest at 10% p.a.	ATO automatic
BAS late lodgement	\$222 per 28-day period (or part thereof) up to 5 periods = \$1,110 max	ATO automatic
Land tax late payment	Interest at ACT Revenue annual rate from day 1 after due date	ACT Revenue Office
Bond not lodged within 2 weeks	Penalty under RTA 1997 — may be pursued by Access Canberra	Access Canberra / ACAT
Rent increase without 8 weeks notice	Increase is invalid — tenant not required to pay new amount	ACAT on tenant application
More than 4 inspections per year	Breach of RTA 1997 — tenant may apply to ACAT for order	ACAT
Entry without 24 hours notice	Breach of RTA 1997 — serious breach; ACAT compliance order possible	ACAT
Failure to lodge tax return	Failure to lodge penalty from day 1; may increase over time	ATO
No EER in rental advertisement	Penalty under ACT Civil Law Act; complaint to Access Canberra	Access Canberra
No Unit Title Rental Certificate	Breach of RTA 1997; possible ACAT application by tenant	ACAT / Access Canberra

Jaira Properties manages every obligation on this calendar for you. No missed deadlines, no compliance gaps, no penalty surprises. Our landlords receive EOFY financial statements, proactive rent reviews, same-day inspection reports, and full trust accounting — all included in our transparent 7.5% management fee with zero hidden charges. Contact us at jaira.com.au or visit our offices in Phillip or Gungahlin.

Disclaimer: This calendar is a general compliance guide for ACT residential landlords and does not constitute legal, tax, or financial advice. Dates and obligations are based on legislation and ATO requirements current as at June 2026. Always verify specific deadlines with the relevant authority (ATO, ACT Revenue Office, Access Canberra) or your registered tax agent and property manager. Jaira Properties — ACT Licence No. 18404216 — jaira.com.au