



Residential Tenancies Fact Sheet 4

Formula for
ADVERTISING FEES
&
RELETTING FEES
on abandonment

This formula is generally applied by the Residential Tenancies Tribunal to ascertain the landlord's loss flowing from abandonment of a fixed term tenancy agreement with regard to the reletting fee paid to a registered agent and advertising costs.

The GST Component (10%) charged by agents in the reletting fee can be recovered from tenants.

RELETTING FEE

Reletting fee (maximum of 2 weeks rent + GST) x weeks remaining from reletting to end of agreed term
¾ of weeks of total agreed term/s

eg: based on rent of \$100 per week (+ 10% GST), relet 12 weeks prior to the end of an agreed 52 week term:

$$\frac{\$200 + \text{GST} (2 \times \$100) \times 12 \text{ (weeks from relet to the end of the term)}}{39 \text{ (¾ of 52 week term)}} = \frac{(\$200 + \text{GST}) \times 12}{39} = \$67.69$$

These formulas only take effect if the tenant has been there for at least a quarter of the lease, otherwise the whole cost is applicable.

Please note: The agreed tenancy term is the total number of weeks of the tenancy agreement. Each separate term must be considered, ie 3 separate 52 week terms must be added together to determine ¾ of the total agreed term. (See back of this sheet)

ADVERTISING FEE

Total advertising costs x weeks remaining from abandonment to the end of agreed term
¾ of weeks of total agreed term/s

eg: based on total advertising costs of \$87, property abandoned 12 weeks before the end of a 52 week tenancy

$$\frac{\$87 \times 12 \text{ (weeks from abandonment to the end of the term)}}{39 \text{ (¾ of 52 week term)}} = \frac{87 \times 12}{39} = \$26.77$$

3 months lease	13 weeks	$\frac{3}{4} = 9.75$
6 months lease	26 weeks	$\frac{3}{4} = 19.5$
9 months lease	39 weeks	$\frac{3}{4} = 29.25$
12 months lease (1 year)	52 weeks	$\frac{3}{4} = 39$
15 months lease	65 weeks	$\frac{3}{4} = 48.75$
18 months lease	78 weeks	$\frac{3}{4} = 58.5$
21 months lease	91 weeks	$\frac{3}{4} = 68.25$
24 months lease (2 years)	104 weeks	$\frac{3}{4} = 78$
27 months lease	117 weeks	$\frac{3}{4} = 87.75$
30 months lease	130 weeks	$\frac{3}{4} = 97.5$
33 months lease	143 weeks	$\frac{3}{4} = 107.25$
36 months lease (3 years)	156 weeks	$\frac{3}{4} = 117$
39 months lease	169 weeks	$\frac{3}{4} = 126.75$
42 months lease	182 weeks	$\frac{3}{4} = 136.5$
45 months lease	195 weeks	$\frac{3}{4} = 146.25$
48 months lease (4 years)	208 weeks	$\frac{3}{4} = 156$
51 months lease	221 weeks	$\frac{3}{4} = 165.75$
54 months lease	234 weeks	$\frac{3}{4} = 175.5$
57 months lease	247 weeks	$\frac{3}{4} = 185.25$
60 months lease (5 years)	260 weeks	$\frac{3}{4} = 195$

If you have any questions or doubts about this fact sheet, contact the advice section of the Tenancies Branch at Level 1, 91-97 Grenfell Street, Adelaide. Ph: (08) 8204 9544; Fax (08) 8204 9570