

COVID RESTRICTIONS FOR BODIES CORPORATE

The new covid-19 restrictions that take effect from 17 December 2021 provide that, in relation to short term rentals or short term accommodation:

1. only persons that have been permitted under the booking are allowed to stay overnight in the short term accommodation;
2. anyone attending the short term accommodation must check in once at the beginning of their stay (but not every time they enter the accommodation);
3. must operate in accordance with the COVID safe checklist;
4. restricted areas, such as cafes, dining rooms, pubs, nightclubs or restaurants within a scheme are unable to be accessed by unvaccinated persons (but unvaccinated persons are permitted elsewhere in the venue); and
5. an occupancy density applies of one person per 2 square meters for indoor areas accessible by visitors and guests.

A copy of the health directive can be found on the Queensland Government website. Restrictions on short term accommodation are specifically covered off in "Schedule 1B – Unvaccinated persons may enter – other requirements apply to venue".

The scope of these restrictions seemingly apply to the operator of the short term accommodation or the restricted area, such that bodies corporate (at the moment):

1. will have little or no obligations in relation to these restrictions; and
2. are not required to (and still cannot) impose their own restrictions on unvaccinated persons.

Common property pools are not caught by these restrictions as the restrictions only apply to indoor pools that are open to the public.

There may be ancillary obligations in relation to implementing the COVID safe checklist that occupiers ought to be aware of.