

Property Investor Report



Cleaning Gutters: *Whose Responsibility is it?*



As managing agents, we are often asked by Lessors whose responsibility it is to clean out the gutters of a rental property.

The Residential Tenancies and Rooming Accommodation Act does not specifically deal with the maintenance and the cleaning out of gutters.

With regards to maintenance during a Tenancy, please see insert RIGHT for the relevant sections of the RTRA Act.

So in considering responsibility, it is clear the Lessor has a requirement at the start and during the Tenancy to ensure that the maintenance, in this case guttering, is in good repair, as per the Act.

Agents/Lessors should be careful in directing a Tenant to clean, remove or address blocked gutters or drain pipes in the event the guttering is not meeting the required function at the Property. There is also the danger of the tenant having an accident while trying to clean out the gutters – if they were instructed to do so by the Agent/Lessor, there is a serious risk of liability.

Bearing the above in mind, our advice to Lessors is to take on the responsibility of cleaning out gutters when necessary.

Another good reason for this is from a property maintenance point of view. If the tradesperson, sent by the Agent/Lessor, sees a problem with the gutters while he is up there (e.g. major blockage, rust, broken pipes, etc), he will report back to us and some timely maintenance may save you thousands of dollars in the long run.

Nevertheless, we do remind our tenants of their obligation under the Act which requires a Tenant to report maintenance as it is identified during the Tenancy. Tenants are advised to inform us the moment a drain or gutter is blocked or overflows, so that appropriate action can be taken to reduce potential risk to the Property or Tenant.

185 Lessor's obligations generally

(2) At the start of the tenancy, the lessor must ensure—

(a) the premises and inclusions are clean; and

(b) the premises are fit for the tenant to live in; and

(c) the premises and inclusions are in good repair; and

(d) the lessor is not in breach of a law dealing with issues about the health or safety of persons using or entering the premises.

(3) While the tenancy continues, the lessor—

(a) must maintain the premises in a way that the premises remain fit for the tenant to live in; and

(b) must maintain the premises and inclusions in good repair; and

(c) must ensure any law dealing with issues about the health or safety of persons using or entering the premises is complied with; and

(d) if the premises include a common area—must keep the area clean.

Leased in August

King St, Caboolture	3-bed Duplex, a/c, carport	\$255 (\$10 decr)
Kipling St, Caboolture	3-bed House, carport	\$270 (same)
Duport Cres, Dakabin	2-bed Duplex, a/c, SLUG	\$280 (new listing)
David St, Burpengary	3-bed Townhouse, ens, a/c, SLUG	\$290 (\$10 decr)
Ronald Ct, Morayfield	4-bed House, ens, SLUG	\$300 (same)
Sapphire Ct, Morayfield	3-bed House, ens, DLUG	\$300 (\$10 decr)
Westminster Rd, Bellmere	5-bed house, ens, a/c, DLUG	\$340 (same)
St Columbans Ct, Cab.	4-bed House, ens, a/c, DLUG	\$350 (\$10 decr)
Hare St, North Lakes	4-bed House, ens, a/c, DLUG	\$400 (\$20 decr)
Highbridge Cct, Carseldine	3-bed House, ens, a/c, DLUG	\$420 (new listing)



Calendar Dates for September

Disbursements

Mid-Month
Thurs 15th Sept

End of Month
Fri 30th Sept

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– Laura Valenti
laura@solutionsproperty.com.au

Time for a Break...

From 16th Sept until 29th Sept (inclusive) I will be taking annual leave.

During this time, Norma Fleming our Senior Property Manager will be overseeing the team. Norma's after-hours emergency contact is 0420 293 011.

All routine enquiries should be referred to our office number (07) 3888 0098 or email: admin@solutionsproperty.com.au

Laura Valenti
Managing Director