

WHO PAYS FOR....??

Some of the most frequently asked questions in Property Management deal with the allocation of responsibility between tenants and landlords regarding common household maintenance.

It doesn't help that the RTA themselves don't have a definitive answer for us; they quote Section 185 of the RTRA Act (see insert) and inform us that many issues are 'grey' and it is up to all parties to come to an equitable solution.

Nevertheless, the following information may be of use:

Light Bulbs

Generally it is considered the responsibility of the tenant to replace standard light bulbs. However, the Act states that Landlord is responsible for paying for other types of globes including fluorescent tubes, oven lights, halogen bulbs, and other specialist or decorative bulbs. Furthermore, if the lights are in a high or hard to reach location, we cannot insist on the tenant changing these due to the risk of an accident.

Cleaning Roof Gutters

We advise our landlord clients to take responsibility for this, because regular preventative maintenance can save them thousands of dollars in the long run if the gutters become rusty. Furthermore, as above, it is unwise to ask tenants to climb onto the roof due to risk of injury.

Pest Control

This is generally regarded as the Landlord's responsibility unless there is an infestation caused by the tenant living in an unclean state.

Garden Maintenance

Any garden maintenance that requires a ladder or electrical equipment (eg lopping branches, trimming high hedges, cutting back large trees) is also considered the Landlord's responsibility. Again, this comes down to a high risk of accidents occurring by unskilled persons and the liability falling on the owner of the property.

General Maintenance such as broken fixtures

If the issue has been caused by normal use of the article, this is considered 'Fair Wear and Tear' and is the Landlord's responsibility. If it was caused by mistreatment, the tenants can be asked to rectify the issue.

RTRA ACT 2008

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 JUNE

Gabrielle Ct, Kallangur	2 Bed Duplex, SLUG	\$260 (dec \$10)
Joyce St, Burpengary	2 Bed T/house, SLUG	\$275 (new)
Heath Ct, Caboolture	4 Bed House, ens, DLUG	\$325 (same)
Sims St, Caboolture	4 Bed House, ens, DLUG	\$340 (same)
Maurice Ave, Morayfield	4 Bed House, ens, DLUG	\$350 (inc \$10)
Coach Rd West, Morayfield	4 Bed House, ens, DLUG	\$350 (same)
Hellcat Cct, Bray Park	3 Bed Duplex, ens, DLUG	\$350 (dec \$10)
Redcedar St, Morayfield	4 Bed House, ens, DLUG	\$350 (same)
Herbert St, Morayfield	3 Bed House on large block, DLUG, shed	\$360 (new)
Kernel Rd, Narangba	4 Bed House, ens, DLUG	\$390 (new)
Blackbutt Ct, Burpengary	4 Bed House, ens, DLUG, Shed, Studio, Pool, Acre	\$560 (same)
Cove Rd, Stanmore	3 Bed House on 40 acres, ens, Triple LUG	\$580 (new)

CALENDAR DATES FOR JULY

DISBURSEMENTS

Wed 9th July
Wed 16th July
Wed 23rd July
Wed 30th July

Monthly Statement
Issued

Wed 30th July

****AIR-CONDITIONING SERVICE - JULY SPECIAL****

Winter is the best time to have your air-conditioners serviced, and one of our suppliers is offering a special rate for our Landlord clients.

With every full priced Air Conditioning service, they will do a second unit (at the same property) for FREE.

Please contact your Property Manager now to take advantage of this offer, as it applies for July only.

We Welcome Debbie to the Team

Debbie has recently joined us as our new receptionist. She is our first line of contact for all our customers and handles much of our team's administrative tasks.



Debbie's background is in the hospitality industry; and in recent years, Debbie operated her own food takeaway business. Her experience has equipped Debbie with highly-tuned efficiency skills and a thorough understanding of customer service.

Debbie is looking forward to utilising these skills to ensure all our customers are treated with a 5-star service experience.

REMINDER: END OF FINANCIAL YEAR



We will be running End of Financial Year with end of month June on 1st July.

Your EOFY statement will be included with End of Month June statement.

Please keep this in a safe place for your tax records!