



PROPERTY MANAGEMENT NEWSLETTER

Property Marketing and Management

January 2009 No. 81

6244 5588

1a Bligh Street, Rosny Park.
Located opposite Eastlands
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New Rule For Rental Bonds

Tenants will deposit bond money at Service Tasmania instead of giving it to landlords from July 1 under a new rental bond authority.

"This will make it much easier to get bonds back once a tenancy has ended and will be much fairer for tenants," Workplace Relations Minister Lisa Singh said yesterday.

She said there would be a public awareness campaign so tenants and landlords knew what they had to do to lodge a bond and get their money back.

Source: The Mercury Tuesday 6th January 2009

Maintenance and Repairs

Owner's Obligation to Maintain the Premises

The owner is responsible for maintaining the premises in as near as possible the same condition (apart from reasonable wear and tear) which existed when the tenancy started. This means that the tenant agrees to accept the general condition of the property and cannot later require things to be fixed which were not agreed to when the tenancy began.

Tenant's Obligations

The tenant is responsible for keeping the premises in a reasonable state of cleanliness and when leaving the tenancy, ensuring that the premises are in a similar condition to that which existed when the tenancy started. The obligation of the owner or the tenant do not extend to fair wear and tear of the premises.

Emergency Repairs

Emergency repairs are required when damage occurs to premises, for example during a storm. If this happens the tenant should immediately notify the owner.

If the owner cannot be contacted or fails to carry out the repairs, and immediate action needs to be taken to prevent damage or deterioration of the premises, the tenant may notify the 'nominated repairer' to make repairs so that no further damage would occur.

If the owner has not left a contact for a 'nominated repairer', the tenant may make arrangements with a suitable repairer at their own expense. As with urgent repairs, these costs can be recovered from the owner.

Tenant May Apply for Order

Failure to complete repair within the required time is a breach of the agreement on the owner's part. Where the owner fails to carry out repairs, or there is a dispute about

whether repairs should be carried out, the tenant may apply to a magistrate for an order. The order may require the owner to carry out repairs. If the tenant has a fixed term agreement they may choose to leave the tenancy by giving a notice to terminate the agreement.

Source: Consumer Affairs and Fair Trading:
Renting In Tasmania - A Guide For Property Owners, Property Managers, Tenants, And Tenant Advocates.

Increase Your Investment Portfolio



NEW LISTING

Mornington 2 1 1 1

This perfectly presented & very tidy villa is ideal if you're down sizing, or getting into the market. Sited close to all that the Eastern Shore has to offer including shopping centres.

Located in a quiet & sunny position with level & secure grounds. The villa offers a good size living area, two bedrooms of good proportion with built-ins and a nice kitchen complete with dishwasher & breakfast bar.

This must be one of the best presented villas in the area - so be quick to inspect.

Price \$249,000
3/17 Kallora Street, Mornington



NEW LISTING

Bridgewater

- Stylish modern interior
- Offering all day sun
- Nicely sized home
- Fantastic kitchen

- Open plan dining/kitchen
- Large lounge
- No work required
- Dual access

Buyer Inquiry Range \$180,000 - \$230,000*



3 1 1 1

- Carport and garage
- Powered undercover area
- Plenty of storage
- Move right in and enjoy!

5 Austin Crescent, Bridgewater



Mornington 3 1 1 1

Appealing split level villa offering open plan living with cathedral ceilings, verandah & views. Garage plus OSP & secure yard.

Buyer Inquiry Range \$250,000 - \$310,000*
Villa 6/21 Quarry Road, Mornington



Midway Point 3/4 3 3 2

Spacious 212m2 family home + 70m2 storage, on 868m2 sunny allotment. Vendor will rent back on long lease with rent in advance.

Buyer Inquiry Range \$310,000 - \$370,000*
39 Raynors Road, Midway Point