



# PROPERTY MANAGEMENT NEWSLETTER

Property Marketing and Management

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**6244 5588**

1a Bligh Street, Rosny Park.  
Located opposite Eastlands  
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## Privacy and Access

### Right to quiet enjoyment

An owner must not interfere with the reasonable peace, comfort and privacy of the tenant. If the owner does not abide by this requirement they may be in breach of the Residential Tenancy Act.

### Entry without permission

The owner may agree with the tenant on times when the owner may enter the premises. However, the owner may only enter the premises at any time without permission of the tenant if it is reasonably believed that:

- the tenant is injured or ill and so is unable to give permission;
- a denial of immediate access is likely to result in damage to the premises;
- there is a risk to the tenant or another person on the premises;
- damage has occurred to the premises; or
- the property has been abandoned.

An owner/agent may enter the premises without permission between 8 am and 6 pm by giving at least 24 hours notice for the following reasons:

- to meet commitments under the lease agreement;
- it is reasonably suspected that the tenant has not complied with the agreement;
- to ensure that repairs have been properly carried out; or
- to carry out routine inspections. A routine inspection may be carried out in the first month of the tenancy and then once every three months afterwards.

## Showing the Property

If the property is to be sold or re-let the property owner should attempt to negotiate with the tenant to arrange suitable times to show the property to prospective purchasers or prospective tenants.

A property owner cannot hold an 'open home' for either sale or re-letting of the property without written permission from the tenant.

### Showing the property to potential tenants

If a mutually acceptable time cannot be agreed, an owner may enter to show the property to one potential new tenant and any persons accompanying them if:

- notice to vacate or notice to terminate has already been given to the current tenant; or
- a fixed term agreement has less than 28 days to go before expiring.

### In this case the owner may enter the property:

- only once per day;
- on no more than five days in any week;
- only between the hours of 8 am and 6 pm; and
- only where 48 hours notice in writing has been given.

### Showing the property to potential purchasers

If a mutually acceptable time cannot be agreed, an owner may enter to show the property to one potential purchaser and any persons accompanying them:

- only once per day;
- on no more than five days in any week;
- only between the hours of 8 am and 6 pm; and
- only where 48 hours notice in writing has been given.

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

### Risdon Vale - Great Investment Opportunities

2/3 | 1 | OSP

As new presentation, each built in 2006, you have the choice of either 2 or 3 bedrooms. Both are low maintenance and close to amenities and only 20 minutes to Hobart CBD. Great tenants, giving excellent returns. If you are looking to boost your investment portfolio, an inspection is a must.

24 Gardinia Road Price \$240,000 and  
Contact Michael Drinkell 0439 475 739

Villa 2/8 Heather Road, Risdon Vale Price \$195,000  
Inspection by Appointment



NEW LISTING

### Sorell

3 | 1 | OSP

Your opportunity to secure a low cost home in one of the fastest growing areas in the state. A bit of TLC & you will reap the rewards.

Buyer Inquiry Range \$190,000 - \$240,000\*  
51 Main Road, Sorell  
Inspection by Appointment



NEW LISTING

### Howrah

2 | 1 | OSP

A great opportunity for the 1st home buyer & or renovator to obtain a property in a sought after location on a 622m2 (approx.) block.

Buyer Inquiry Range \$220,000 - \$240,000\*  
229 Clarence Street, Howrah  
Inspection by Appointment