



PROPERTY MANAGEMENT NEWSLETTER

Property Marketing and Management

May 2011 No. 110

6244 5588

1a Bligh Street, Rosny Park.
Located opposite Eastlands
rentals@pmmrealestate.com.au



Welcome Maree Grimmond



PMM recently acquired the rent roll of Buzz Property, and would like to offer a warm welcome to Maree and all of our new landlords. As a Property Portfolio Manager, Maree has valuable experience in managing properties and is looking forward to continuing to assist her current landlords with all of their rental needs as well those

looking for professional property management. Please call Maree on 6244 5588 for any assistance with the management of your property.

End of Financial Year Statements

For emailed owners, they will be posted during the first week of July. For owners who normally receive their statements by post, your financial statement will be enclosed.

Emailed Statements

We can now email invoice, newsletter and any other documentation as well as your landlord statement directly to you at the middle and end of each month. Emailed statements are only \$1.00 + GST per month. If you would like your statements emailed, please let us know at rentals@pmmrealestate.com.au.

What does clean & fair wear & tear mean at the final inspection?

Carrying out a final inspection when a tenant vacates the property involves comparing the condition report completed at the commencement of the tenancy with the final condition that the tenant leaves the property in at the end of tenancy.

Legislation states that the tenant must leave the property in the same condition as it was at the commencement of the tenancy, taking into consideration fair wear and tear.

It is a common expectation by landlords that the property is to be left in a perfect condition as it was at the commencement of the tenancy, without taking into consideration fair wear and tear.

The dictionary definition of clean is: not dirty, free from dirt or impurities, however you must take into consideration fair wear and tear, when determining if the property has been left clean.

The term fair wear and tear is not specifically defined in the Act or the Tenancy Agreement and therefore is open to interpretation.

A generalised definition of fair wear and tear is: something that happens during the normal use or changes that happen with aging.

So where do we draw the line? This has been one of the ongoing challenges for many years.

It is a challenge that we as property managers have to deal with every time a tenant vacates your property.

Our office has very high expectations and standards when it comes to carrying out the final inspection. Albeit, we are starting to discover that our expectations and standards are sometimes considered above

the industry standard and what the legal system (Small Claims Tribunal Courts) considers acceptable, allowing for fair wear and tear.

When determining fair wear and tear the following should be taken into consideration:

- * The number of tenants that resided in the property
- * The term of the tenancy, and
- * The age of the fixtures and fittings.

For example:

There is going to be a greater allowance for "fair wear and tear" if you have a property with a family of four children, who resided in the property for five years and no improvements/repairs were carried out with carpets, curtains & painting of walls etc. - compared to a single couple who resided in the property for 6 months where the carpet, curtains and walls were painted in the last 12 months.

Areas that may be considered fair wear and tear:

- * Holes in fly screens
- * Marks on carpets
- * Marks on walls
- * Marks on curtains
- * Insects in light fittings
- * Dusty window tracks
- * Tears in lino or cracks in tiles to name a few

Once again, the above areas will depend on the circumstances of the tenancy.

Our property management department has a reputation for offering people clean well maintained properties to live in.

We will continue to adopt the policy of "if it's clean when a tenant moves in, then it will need to be the same when they move out."

While adopting this policy, it is important for landlords to be aware that in some circumstances you may be required to attend to a "post-tenant" clean if it considered fair wear and tear. A well-documented entry condition report will strengthen our case if a dispute arises at the end of the tenancy.

Source - tutas.org.au

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2 Modern, spacious & immaculate, this villa features sunny open living, kitchen with stainless steel appliances & sliding door from the lounge to the private gardens, courtyard area, garage with internal access, level allotment & the front villa of only two.

1 1/39 Cavenor Drive, Oakdowns

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Buyer Inquiry Range \$240,000 - \$290,000*