



PROPERTY INVESTOR NEWSLETTER

January 2017

PROPERTIES RECENTLY RENTED

HOUSES

Seaton

3 bedroom family home
\$430 p/w

Salisbury Heights

4 bedrooms – 2 bathrooms
\$470 p/w

Payneham

3 bedroom bungalow
\$360 p/w

Woodville

3 bedrooms – updated throughout
\$320 p/w

Woodville West

2 bedroom – brand new home
\$390 p/w

Dernancourt

3 bedroom family home
\$330 p/w

UNITS/TOWNHOUSES

Payneham

2 bedrooms – updated throughout
\$290 p/w

West Beach

1 bedroom – ocean views
\$280 p/w

Woodville

2 bedrooms – fully furnished
\$360 p/w

Clearing the air on “fair wear & tear”

It's a familiar story. Tenant moves out, owners get upset at what they see as damage to their property and want to claim the bond. Tenant gets doubly cross believing the damage is simply 'fair wear and tear'. When a contract term such as 'fair wear and tear' is somewhat vague and open to interpretation, it's understandable that disagreements arise. In Australia, tenants are not responsible for paying for fair wear and tear to a property. It's only when the tenant has been negligent or irresponsible or has intentionally caused damage to a premises that he or she is liable to pay for repairs.

DEFINING “WEAR AND TEAR”

'Fair wear and tear' basically means the normal deterioration of a property from ordinary, everyday use. Such factors as exposure to the elements, time and just day-to-day living can cause fair wear and tear.

FAIR WEAR AND TEAR

- Faded curtains or frayed cords
- Furniture indentations and traffic marks on the carpet
- Scuffed wooden floors
- Faded, chipped or cracked paint
- Worn kitchen benchtops
- Loose hinges or window or door handles; worn sliding tracks
- Water stains on carpet resulting from leaky roof or bad plumbing
- Worn paint around light switches

DAMAGE

- Curtains that are missing or torn by the tenant's cat
- Stains or burn marks on the carpet
- Badly scratched or gouged wooden floors
- Burns or cuts in benchtops
- Broken panes from one of the tenant's children hitting a ball through the window
- Holes in walls from tenant using nails or from removing picture hooks or shelves
- Water stain on carpet resulting from an overflowing bath or indoor pot plants
- Paint damage resulting from removing anything stuck with blu-tac or sticky tape

PROVING FAIR WEAR AND TEAR

Thorough rental condition reports – complete with detailed photos are very useful for avoiding or settling disputes over fair wear and tear. It's in the best interests of both tenants and landlords to ensure that these reports are complete and signed. With a bit of care, consideration and proper documentation, you can avoid crossing the line from fair wear and tear to damage and facing a potential bond dispute.

IMPORTANT: Clients should not act solely on the basis of the material contained in this newsletter. Every effort is made to ensure the content is accurate at the time of publication. Clients should seek their own independent professional advice before making any decision or taking action. We take no responsibility for any subsequent action that may arise from the use of this newsletter.

THE CULLINAN PROPERTY MANAGEMENT TEAM WISH YOU A HAPPY HOLIDAY SEASON



Jo Cullinan



Mick Cullinan



Kathy Dodd

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- Do you know someone looking for a property manager?

OUR REFERRAL OFFER

We will give you a **\$200 Gift Voucher (OR CASH)** should you refer someone and the property is signed for full management.



CULLINAN PROPERTY MANAGEMENT ARE PROUD TO BE ASSOCIATED WITH THE FOLLOWING COMPANIES:



Do you know someone with an investment property ... who may be looking for a property manager?

One of the first reasons to consider engaging a property manager who **specialises in property management** is they help provide a “buffer” between you and your tenant.

If there are any problems with late rent payments or damage to your property, we deal with these issues, so that you can avoid any unpleasant confrontations.

At Cullinan Property Management, we know all the “ins and outs” of Residential Tenancy Law and can advise you about your rights as an owner. We do far more than just rent your property and collect rent money for you.

We also facilitate mediation in the event of late rental payments, as well as organising maintenance, emergency repairs and can even arrange payment of various bills on your behalf.

We provide a **complete management service**, to help you avoid wasting your own time and money.

Some of the duties that you can expect from us include:

- Advertising and marketing your property
- Sourcing and screening potential tenants
- Completing extensive ingoing and final inspections
- Conducting routine inspections
- Sourcing and organising qualified tradespeople for repairs and maintenance
- Providing financial statements (monthly and yearly)

We are specialists at multi-tasking and are highly qualified to prioritise and perform all of these duties. You can expect us to help you with matters of communication, negotiation and conflict resolution.