



# PROPERTY INVESTOR NEWSLETTER

April 2015

## PROPERTIES RECENTLY RENTED

### HOUSES

#### Woodville

3 or 4 bed + study  
**\$470 p/w**

#### Broadview x 2

3 bed, 2 bath  
Newly built  
**\$450 p/w & \$410**

#### Ingle Farm

3 bed, 2 bath  
**\$380 p/w**

#### Manningham

3 bed, 2 bath  
Art Deco Style  
**\$400 p/w**

#### Blakes Crossing

2 bed, 1 bath  
Set over 2 levels  
**\$300 p/w**

### UNITS/TOWNHOUSES

#### Brooklyn Park

2 bed, 1 bath  
**\$295p/w**

#### Manningham

2 bed, 1 bath  
**\$275 p/w**

#### West Beach

1 bed, open plan living  
Gorgeous ocean views  
**\$270 p/w**

## TENANT NEGLECT VS WEAR & TEAR

As a landlord you are responsible for costs arising from 'fair wear and tear'. Sometimes it is difficult to agree what's normal wear and tear and what is wilful and neglectful damage by the tenant.

While legislation does not directly list examples, the following may help to explain the differences (please note these are a guide only):

Fair wear and tear where the landlord is liable:

- Carpet wear in corridors or other areas used frequently
- A lock breaks because it is old and has worn out
- Curtains faded from years in the sun
- Paint flaking because it is old or not applied properly.

Neglectful damage where the tenant is liable:

- Stains/burns from things dropped or placed on floor coverings or benchtops
- Mould has formed because the property was not aired adequately
- The tenant forgot the key and broke the lock to gain access
- The tenant's pet rips the curtains or screens

There is an expectation on landlords to maintain the property, and if there is a dispute over fair wear and tear, the age of the item is often considered.

If the tenant vacates and the floor or window coverings are worn, damaged or stained and they are 7+ years old, it could be argued that the item no longer has any value as it has reached its full depreciable value and therefore the landlord should replace.

As your managing agent, we are always working in your best interests to achieve the highest possible return on the property.

However, we must work within legislative guidelines.



Kathy Dodd

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Jo Cullinan

**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.



## EMERGENCY REPAIRS

Emergency repairs are works required that affect the tenant’s living standards or their safety. Some examples would be a blocked toilet, a serious roof leak, a gas leak, dangerous electrical fault, failure of an essential appliance (eg; stove).

If one of these events occurs we must act quickly. Failure to do so may result in the tenant taking action to rectify the issue.

## REFERRAL OFFER

Do you know someone looking for a Property Manager?

We will give you a \$200 David Jones, Myer Voucher or CASH should you refer someone and the property is signed for full management.

We have paid out over \$5,000 in referral fees in the last 12 months.



## WHAT OUR CLIENTS ARE SAYING ...

*“Thank you for your assistance in this rental project. You did a fantastic job and were a pleasure to work with. I would have no hesitation in recommending you to another landlord.”*  
Regards, B Graham (LANDLORD)

*“I would like to sincerely thank you for all the help you've provided in the past few weeks. My unit was leased on the first open and you finalised all details promptly, without fuss and communicated with me the entire time. Your professionalism, reliability and caring nature is very much appreciated and will highly recommend you to anyone requiring a property manager.”*  
Thanks again, Marisa (LANDLORD)

*“Thank you for finding such great tenants ...again! I always have great confidence when you tell me that you would put the tenants in your own property and you are always right. I have recommended you to a number of friends as a property manager who is authentic and professional.”*  
Thanks again, M Hammond (LANDLORD)

*“Thank you so much Jo, my son is also very impressed with you and was telling the other accountants at work. Rest assured when they buy properties they will go with you.”*  
K Garbas (LANDLORD)

*“Thank you for all your work in securing us the property at Fisher Street, Magill. You are a wonderful and accommodating agent and you have made this transition very comforting for me and my family as we have never rented before.”*  
Mr PD (TENANT)

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

