portfolio

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PROPERTY MANAGEMENT NEWS

Is your pool compliant with local laws and guidelines?

With the days heating up (well, most of the time), landlords should be extra vigilant about keeping their rental properties in good condition. This includes maintaining the gutters, ensuring there are no fire hazards surrounding your property and maintaining your pool (if you have one).

Properties with swimming pools, however, do come with their own dangers, such as children drowning. Drowning is the leading cause of accidental death for children aged one to four, making it imperative that you ensure you are adhering to the legal guidelines on pool safety.

This includes making sure that the fencing surrounding the pool is maintained adequately, that the pool gate is functioning properly and there is nothing planted near the fence which will enable children to climb into the pool area.

A CPR sign must also be displayed on either the safety barrier of the pool or near the pool. It must be visible to a person near the pool, be at least 300mm by 300mm in size and be of weatherproof material. The information on this sign must include:

- how to read the sign in an emergency;
- how to telephone for an ambulance;
- advice that someone must stay with injured person;
- how to seek help; and
- how to provide first aid.

There are also laws in place for spas, so check out local guidelines and make sure that you have done everything you need to do to ensure the safety of your tenants.

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Not every court case results in favour of the landlord

In a recent case, a landlord successfully claimed over $900 from a tenant who had fallen behind in her rent and had damaged the property due to forced entry because she had lost her keys.

Landlord claims

The landlord made the following claims:

– Outstanding rent	$250.00
– Replacement of broken window glass	$39.20
– Carpet cleaning	$41.95
– Replacement of broken front door glass	$98.00
– Repair of two broken windows	$279.18
– Replacement of carpet	$470.00
– Locksmith	$180.00
– Painting of bathroom, kitchen, two bedrooms and living room	$3080.00
– Cleaning of oven, grill and stove top	$25.00
– Cleaning of window and curtains	$10.00
– Pest control	$98.70

The landlord, who did not get a completed ingoing property inspection report signed from the tenant before she moved in, relied on the fact that the previous tenant had left the property spotless and had overseen the rental of the property to the current tenant.

However, the outgoing report told a very different story, with broken windows, stains, marks and rips in the floor coverings, general uncleanliness, and offensive graffiti on one of the walls relating to one of the landlords. There was also photographic evidence of an infestation of maggots. The landlord concluded that the tenant was violent and had been verbally abusive to her and her husband and had threatened to burn the house down.

Tenant claims

The tenant claims that she had agreed to pay for the locksmith, a tear in the lino, the repair of the broken glass to the front door and $250 for rental arrears. She denied the other cleaning expenses and repairs and argued that she had in fact been assaulted by the landlord. She also claimed that due to the animosity that had developed between her and the landlord, a friend, who was a professional cleaner, had cleaned the property for her and left it in a much better condition than when it was rented to her.

The tenant was ordered to pay:

– Outstanding rent	$250.00
– Carpet cleaning	$41.95
– Replacement of broken front door glass	$98.00
– Repair of two broken windows	$279.18
– Locksmith	$180.00
– Cleaning of oven, grill and stove top	$25.00
– Cleaning of window and curtains	$10.00
– Pest control	$98.70
Total:	**$982.83**

Garden Tip

Do you love gardening? Have you spent hours preparing the garden of your rental property to attract the right tenant? Has this turned to disappointment when you discover that the garden hasn't been tended to or watered?

Well, there are ways to avoid this disappointment – install an automated watering system. Systems can be pre-programmed to start and stop at any time and some even allow you to pick the days which you would like the system to activate.

Recent Rentals

10/4 Austin Place
Melton South $260.00 pw

36a Hilton Way
Melton West $265.00 pw

21 Glenfield Avenue
Westlake $275.00 pw

6 Faircroft Drive
Brookfield $335.00 pw

14 Esta Street
Melton $250.00 pw

Recent Sales

3/29-31 Church Street **Melton**
Sold $212,000

141 Gisborne Melton Road
Kurunjang Sold $265,000

73 Featherhead Way
Melton West Sold $315,000

300 Coburns Road **Melton**
Sold $332,000

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