

Property Management Newsletter

May / June 2016

Curtain & Blind Care

The RTA legislation requires that a rental property be handed back in the same condition as it was at the start of the tenancy, taking into account fair wear & tear. This can be a difficult issue. We do expect that tenants will vacuum & wipe blinds ensuring that they are dust free & clean. If washable curtains are provided in the property, we expect that these curtains will be washed & ironed if necessary.

Some rental properties contain rubber backed curtains - the care of which is challenging. While they can be washed, they cannot be washed in a machine & must be hand washed in cold water. They cannot be folded over on the line as they stick when their backs touch, or when the backing touches the line it can peel off. The curtains must be hung up immediately while they are still dripping wet, without the backs touching. They cannot be hung back up in the room until they are dry. While it is not recommended, they can be dry cleaned. A dry cleaner will have the same issues with the backs sticking together & they will not guarantee the backing will not lift during the cleaning process. The backing will also rub against screens & discolour to a black colour which cannot be removed.

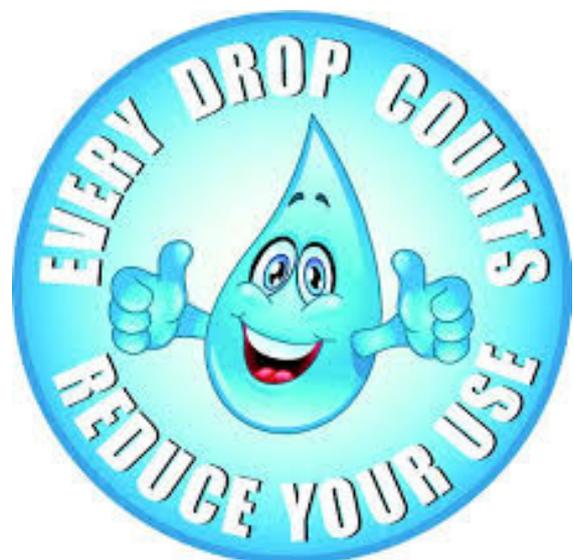
The RTA Act does not specifically mention curtains. While rubber backed curtains are generally a cheaper alternative, serious consideration should be given to the quality of the soft furnishings installed in a rental property.

The items should be serviceable & should be able to be easily cleaned. Our view is that the tenants should vacuum these curtains, gently wipe off any dirty marks & NOT attempt to wash them. These curtains do have a limited life. It is our advice that rubber backed curtains not be installed in rental properties.

Water Rates Notices

Thanks to all those landlords who have sent in their water rates notices for reimbursement from their tenants. To date there are still a number of notices outstanding. If you have not forwarded your notice to this office, please do so as we are required to issue them to tenants in a timely manner.

For the tenants to be responsible for the cost of all water usage, the property must have a water efficiency certificate and there must be a clause in the lease stating that the tenant is responsible for all water usage.



Selling Your Investment Home

It is not uncommon for a landlord to put their property up for sale when it is tenanted. However, there are guidelines that need to be followed.

If the property is already being managed by Peter Snow & Co, the process of linking the sales team with the tenant is generally a smooth one. If the property you wish to consider selling is currently being managed by another real estate agency, we can easily facilitate access to the property by contacting the managing agent involved. The selling and managing agents must be good communicators, skilled at establishing a trusting and respectful relationship with the tenant.

An unhappy tenant can make the sales process very difficult if there is mistrust or lack of respect for their rights. If the landlord wishes to invite a number of salespeople to appraise the property, it will be necessary for the managing agent to issue a **Form 9: Entry Notice** giving the tenant 24 hours notice of the up-coming appraisal. There are strict guidelines set out under the RTA legislation and the Property Occupations Act which must be followed.



We want a cozy, secluded 20-acre farm surrounded by hills, trees, and streams, within walking distance of shops, restaurants, schools, theatres, and hot night spots.

Residential Real Estate Snapshot

The announcement of the early July federal election is expected to have some impact on real estate activity. Traditionally fewer customers and clients make major decisions relating to property in this period. Sales activity in all price ranges is still occurring with an apparent return of first home buyers into the market place. Investor activity remains sporadic as a result of economic outlook and tighter lending policy by banks. In general terms, Toowoomba appears well positioned to benefit from the massive capital investment that has occurred in the last two years and will continue to do so in the short term.

David Snow
Residential Sales Partner



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