

33 Kurrawong Avenue,
HAWKS NEST



February 2021

RayWhite

Have you checked your smoke alarms?

Smoke alarms are mandatory in homes and other shared accommodation where people sleep. Property Managers, landlords and tenants have specific responsibilities in regards to smoke alarms:

- Landlords must ensure that smoke alarms are installed & maintained;
- Neither the landlord nor the tenant are permitted to remove or interfere with the operation of a smoke alarm installed in a rented premises, unless they have a reasonable excuse to do so;
- Landlords have the right of access to rented premises to fit or maintain smoke alarms, providing the tenant has been given at least two (2) days notice;
- Where the smoke alarm has a replaceable battery, it is recommended that the landlord fit a new battery at the beginning of a tenancy;
- Owners of residential property who rent out their premises as holiday accommodation are responsible for installing smoke alarms & replacing batteries.

Periodic inspections - Why we do them...

Periodic inspections are part of the service we offer here at Ray White. They help reduce potential risk, maximise income and optimise long term capital growth.

We like to conduct periodic inspections for the following reasons:

1. To build rapport with tenants and obtain their feedback about the property. They live there and they are the best source of information for what is right or wrong with the property.
2. To make sure the tenants are maintaining the property and possibly advise them on what they need to do, to keep in terms of their tenancy agreement.
3. To provide our landlords with the feedback on maintenance and repairs that may be required in and around the property.
4. To ensure that the property is safe for the tenants.
5. To advise landlords of repairs and maintenance that will enhance their property to keep up with capital growth potential.

It is of utmost importance to keep the property well maintained to avoid or reduce the possibilities of a litigated claim by the tenants.

As your managing agents, it is our obligation to visually inspect the property only. We are not licensed professionals such as building, pest, electricians etc.

When we carry out the inspection on your property, we are only visually checking things out. What we note on our report is for your benefit, to help you know what may need doing at the property.

Our motto is **"A well maintained property leads to a happy and obliging tenant who will respect your investment."**