

HAVE YOU THOUGHT
ABOUT BUYING ANOTHER
INVESTMENT PROPERTY?

26 Muneela Ave,
Hawks Nest



\$550,000

Property Management Newsletter September 2019

RayWhite

Landlords rights and obligations

Landlords have a number of obligations to which they must adhere when leasing out their properties. These obligations must be followed regardless of whether the Landlord is managing the property themselves or a Property Manager is appointed to act on behalf of the Landlord.

The legislation that applies to [residential tenancies](#) and sets out landlord rights and obligations in NSW (New South Wales) is the [Residential Tenancies Act 2010](#).

Common law dictates that Landlords have a duty to guarantee the safety of rental properties and its content.

Of utmost importance is that no injury or damage is caused to the tenants, neighbours or public as a direct result of the landlord neglecting their responsibilities.

Landlords responsibilities include:

- Maintaining the structure/exterior of the property
- Ensuring all installations are working e.g. gas hot water
- Treat potential health threatening issues such as mould
- Anything else that is stipulated in the tenancy agreement

Big reforms are being legislated early next year, so watch this space.

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 repour 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."