

NSW FAIR TRADING STRATA UPDATE

Owners of Strata properties are often confused with who is responsible for repairs to their property or to the complex. Owners corporations can use the Common Property Memorandum to clarify who is responsible for repairs, but the following will generally apply:

PROPERTY WHO IS RESPONSIBLE?

Ceiling	Owners Corporation must repair anything in the ceiling. However, there may be circumstances where the owner is liable if they have made improvements to the ceiling.
Walls	Owners Corporation must repair anything in the boundary walls. The owner must repair all walls within the lot.
Carpets	The owner must repair & maintain carpets in the lot. The owners corporation repairs & maintains common property carpets such as hallways.
Light Fittings	If it is recessed in the ceiling, it is the owners corporations responsibility. If it hangs into the lot, it is the owners responsibility.
Garage R/Door	Repairs to the boundary roller doors are owners corporation responsibility.
Balcony	Balconies are generally the responsibility of the owners



Repairs should never wait until later...

Promptly attending to repairs or maintenance requests ensures that the property is safe, well cared for, keeps the tenant happy, avoids disputes and the possibility of a compensation claim. Once our agency becomes aware of a repair request, it is our duty of care as the appointed managing agent to take action immediately. We appreciate the cooperation of our landlords who promptly respond and take action. WE THANK YOU!



REPAIRS ON COMMON PROPERTY

REPAIR WHO IS RESPONSIBLE?

Burst pipe in bathroom:	If it is the boundary wall, the owners corporation is responsible. If it is in an internal wall it is the lot owners, unless the pipe services more than your lot, in which case it is the owners corporation responsibility.
Water from shower not draining away:	Plumbing under the floor is the responsibility of the owners corporation.
There is damp & mould in my unit:	The owners corporation is responsible for water penetration problems coming in through external walls or the floor. The owner is responsible for the mould on their walls.



Ending a tenancy in circumstances of domestic violence ...

Tenancy reforms for victims of domestic violence living in a rented property began on 28 February 2019. These laws allow a tenant to end their tenancy immediately, without penalty, if they or their dependant child are in circumstances of domestic violence.

To end their tenancy the tenant will need to give the landlord or agent a domestic violence termination notice together with the relevant forms of evidence. For further information view:

<https://www.fairtrading.nsw.gov/housing-and-property/renting/domestic-violence>

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