

Responsibilities Of The Owner

1. Air Conditioners :

It is recommended that Air conditioning units should be hydro cleaned every 12 months to 2 years. This prevents a mould build up inside the unit which can result in leaks/ blockages.

The tenants are responsible to keep the filter and fascia clean.

2. Cleanliness :

The property should be provided in a state of cleanliness and repair. The tenant is required to maintain the initial standard of the rental property. Whatever expectations you may hold for your tenants, need to be evident from the start.

Properties that are clean and in sound condition are more readily sought after by potential tenants and will generally command and achieve a higher rental.

3. Gardening :

If there is substantial gardens, you may consider including a garden maintenance in the rent. Dependant on the property a gardener can be a good idea because this is an extra pair of eyes on the property at regular intervals, the garden must be maintained and any lapse is immediately noticed and can be rectified before long term neglect has set in.

Mulching of any garden beds is your responsibility and we recommend this be done annually.

4. General state/ repair :

The premises must comply with all health, building and safety regulations. Rental Revolution has a number of contractors and tradespeople who have proven to be competent, experienced and knowledgeable in their respective fields and timely in their reactions to our repairs & maintenance calls. Refer to Part 2 Section 185 of the Residential Tenancies and Rooming Accommodation Act 2008 for any clarification on your obligations.

5. Gutters :

Should be cleared prior to letting the property & then once or twice each year. Trees & shrubs should be pruned at least once a year, particularly prior to the cyclone season.

6. Insurance:

Insurance policies, including public liability, must be current on the property for you to be able to rent it out. You will need to advise your insurance company that you are renting the property or your policy may become void.

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7. Keys :

One full set of keys / remotes must be provided for the property and keys / remote that will enable direct access for each other listed tenant. Our office also requires one complete set of keys so we can access the property in case of emergencies & for periodical inspections.

8. Pools:

It is the responsibility of the owner to have a minimum of a monthly pool service carried out. The tenants are responsible for the chemicals. We will need you to provide us with a copy of the receipt from the pool company stating that the pool is balanced as at the day before or the day of the tenancy beginning.

Pool fencing, must be compliant and a Form 23 to be supplied to the Agent before the property can be rented out.

9. Pest Inspections :

Should be conducted every 12 months and we also recommend conducting regular building inspections.

10. Exterior Cleaning :

The owner is responsible for the exterior cleaning of eaves, gutters and roof. Nesting of birds and other vermin is to be removed by the owners

Landlord Responsibility

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real estate

Smoke Alarms:

There are a number of legal requirements that must be adhered to by owners of residential rental properties. These legislative requirements fall under the Fire and Emergency Services Act 1990 which came into effect July 1 2007.

Under this legislation requirement Lessors are legally required to test and clean smoke alarms within 30 days of the start of a new tenancy. This also applies to tenancies that are renewed with existing Tenants. In addition to this obligation, the Lessor is also required to immediately replace any smoke alarm before the end of its service life. The service life is indicated in some circumstances on the manufacturer's instructions supplied with the smoke alarms. One of the most efficient ways to manage this legal requirement is to provide our agency a budget for this purpose so that we can organise suitable contractors to meet your legal obligations. If our agency already has written authority from you to expend money on your behalf, we will proceed with organising suitable contractors to carry out your legislative requirements. However, if we currently have no authority to expend monies on your behalf, we urgently seek your written instructions in relation to this legal requirement.

The obligation of the Tenant to clean and test the alarm only applies if the Tenant has a fixed term tenancy of 12 months or longer or, in the case of a periodic tenancy where the tenant resides in the property for a period of 12 months or longer.

If there is a fixed term tenancy of less than 12 months, such as a 6 month tenancy, the tenant is under no obligation to test or clean any alarm. This requirement will need to be fulfilled by the lessor upon each renewal of a tenancy of less than 12 months.

Tenants are responsible for the replacement of the battery if during the tenancy they become aware that a battery is flat, or almost flat. The tenants are also required to notify our agency immediately if the alarm fails other than because the battery is flat, or almost flat.

These services can be paid for from rental funds and where this occurs; we will supply a copy of the invoice with your statement. It is important to note that if we do not receive instruction from you in this regard; our agency cannot accept any liability or responsibility for your failure to comply with this legislation.

If we require your instruction, please respond within 7 days using the form attached or in writing with your instructions. This can be done via email, fax or post.