

Property Management

news

ACCIDENTAL DAMAGE, MALICIOUS DAMAGE, DELIBERATE DAMAGE AND WEAR AND TEAR WHAT IS THE DIFFERENCE?

A common query we often hear from Property Managers and Landlords is 'what is accidental damage and how is this different to malicious damage, deliberate damage and/or wear and tear?' From an insurance perspective, we define them as per below:

Accidental Damage: An unexpected or sudden loss. This is generally something that is an accident and not planned or intentional. Examples include spills on carpet and damage to furniture.

Malicious Damage: Damage which was motivated by spite, malice or vindictiveness with the intention of causing damage. Examples include holes kicked/punched in walls and doors, graffiti and doors knocked off their hinges. A police report is required for malicious damage claims.

Deliberate Damage: An act that will alter the current state of an item, however the act is carried out without any spite, malice or vindictiveness. An example is putting picture hooks into walls without permission. This is not a vindictive act, it is however a deliberate action but generally with the intent of making the property more homely.

Wear and tear: Damage which occurs naturally and inevitably simply because people reside in the property. Wear and tear occurs just as much in an owner occupied property as it does in a rental property and may include scuff marks on walls, carpet in walkways appearing worn, small marks on lino etc.

Another area of contention sometimes can be 'poor housekeeping'. This is where a tenant maintains a property in a poor condition but where no damage has occurred. This can include tenants who do not

clean up after themselves, who don't air their house, who don't regularly clean areas such as carpets, ovens and bathrooms etc.

Wear and tear and poor housekeeping are not generally covered in an insurance policy, even where a property may be brand new prior to being occupied by tenants.



This is why it is ideal to have a trusting property manager who will conduct routine inspections of your property and outline to the tenants at the start of the Lease the expectations of cleanliness, maintaining the property etc. Also ensuring that the tenants are aware that any damages or maintenance is reported to your real estate office immediately and that these are rectified in a timely manner.

Landlords should expect fair wear and tear to their property, as would happen in any home that is being lived in.

relax . celebrate . enjoy



AND INTEREST RATES ARE GOING WHERE?

The Reserve Bank of Australia surprised even the doyen of interest rate tipsters, Terry McCrann (News Limited), when official interest rates were left unchanged following the Board's February meeting.

McCrann, along with many other experts also didn't expect what happened next... Virtually every one said the banks had dodged a bullet by not passing on an interest rate cut.

But yet just days later, ANZ Bank announced an increase, albeit small, in its variable home rate. Some would say quite predictably, the other three of the big four banks followed shortly after in a move which was heavily criticised by the Prime Minister and Treasurer.

So what happened? Simply put, the banks say they are paying more to borrow funds from overseas markets. When it came to raising interest rates, they were going to be damned by borrowers if they did, and damned by shareholders if they didn't.

International economic uncertainty holds the key. When it's resolved (some say it may take a long time), perhaps things will return to normal.

In the meantime, it might be a very good time to perform a health check on your current mortgage. It could ultimately lead to you saving a considerable amount in the future.

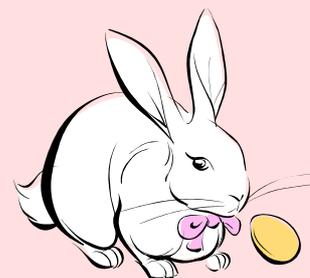
To arrange for a mortgage health check, simply give Steve a call and together we can look at what can be done to save you money.

Northside Home Loans

0402 158 676
Steve Langoulant



HAPPY EASTER



We wish to advise you that our office will be closed over the Easter Break

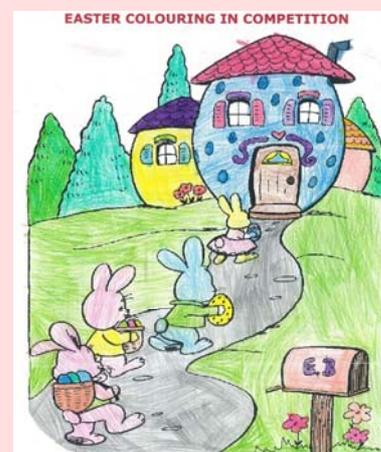
Closing: 5pm Thursday
5th of April

Opening: 8:30am Tuesday
10th of April

During this period your tenants will be able to contact us in case of emergency

CONGRATULATIONS

To our winner of the Easter Colouring in Competition!!



Disclaimer

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