



SAFEGUARDING YOUR BOND MONEY...

How to save \$\$\$ and time when it comes to vacating your property

An interesting thing happened recently to one of our out-going tenants. He had lined his bedroom window with Aluminium foil to block out the daylight as he was a shift worker. Upon his vacate, he tried to remove the Alfoil but discovered that it had melted into the glass pane and most could not be removed. Unfortunately, this tenant had to pay for new window panes.

Our Experience

Throughout our many years' experience in managing properties, our team has collectively managed thousands of vacates. We have seen how actions during a tenancy, no matter how innocent they seemed, have cost tenants a lot of money when they vacate. Most of these costs could have been avoided if the tenants had taken simple steps during their tenancy.

Our Tips

As you know, we are all about giving back your Bond where possible, so here are some hints and tips that will help you when it's time to move out:

Making Changes

- All changes you make (installing of hooks, etc) must be approved in writing
- Be careful of using 3M stick-on hooks as these can strip the paint off the walls when removing
- Don't line your windows with Aluminium Foil (as above)

Finally, remember we are here to help you and understand that accidents do happen.

If you have caused damage to the property, please let us know during your tenancy so we can work out a plan to rectify the problem.

Preventative Actions to Avoid Damage

- Ensure furniture is not rubbing against the walls and damaging the paintwork.
- If you have timber or vinyl floors, place protectors to avoid costly damage.
- If you have a desk chair with rollers on carpet, use a plastic protector.
- Lay matting or lining in kitchen cupboards, bathroom cupboards, and wardrobes to avoid scratching and staining from rusty cans or storage

Prevent Damage with Regular Cleaning

- Rangehood filters and exhaust fan grills, - built-up dirt will damage the fan.
- Dishwasher filter to avoid clogging and damage
- Air-con filters and vents to allow the air-con to function properly.
- Ceiling fans as dust on the fan blades will cause them to rust.
- Skirting boards - built-up dust leaves permanent marks.
- Shower screens - the soap scum will seep in and leave permanent marks ('Glass Cancer').
- Window and sliding door tracks - dust causes damage to rollers.
- Cook top and oven after use so the spilt food does not bake on and leave permanent marks.
- Carpets - Attend to any stains immediately or they wont come out.



INFORMATION AT YOUR FINGERTIPS

Electrical Safety - Its Everyone's Responsibility

This is a reminder that any electrical faults must be reported to your property manager.

This includes minor electrical 'shocks' from switches or taps which can be a forewarning of a serious problem. Please report these promptly via your Console Tenant App.

It is also your responsibility as the resident to regularly test the safety switch. This is found in the power box - normally in the garage, laundry, or attached to the side of the house near the front.

To test, simply press the TEST button on each safety switch. This should automatically trip the switch to the off position, and you will hear a 'clunk' sound. You should check inside your home to see which lights or appliances are now off.



The circuits turned off by the safety switch test mean they are protected by it.

The experts recommend you do this every 3 months – a good way to remember this is to do a test whenever you receive your quarterly power bill.

Property Inspections

As you know, part of our job entails inspecting your property every 4 months. Please be aware that we have an obligation to inspect all rooms and walk around the whole house in order to do a complete report for the owner of the property.

Your obligation is to allow us access to all parts of the property.

If you have dogs, you must ensure they are restrained to allow us to inspect the outside of the house.

If you foresee any problems please contact your property manager.



OFFICE HOLIDAYS

AUSTRALIA DAY

Tuesday
26th January 2021

GOOD FRIDAY

Friday
2nd April 2021

EASTER MONDAY

Monday
5th April 2021

ANZAC DAY

Monday
26th April 2021

(This applies to both our offices.)

 Find us on:
facebook®

For up-to-date news and notifications, make sure you 'Like' our Facebook page.

We also post day-to-day office insights. So look out for Cliff!

ARE YOU OK??

Sometimes you can find yourself in a bad situation that you feel you can't escape from. You might need emergency assistance, a helping hand - or just someone to listen.

There are many community groups and government organisations that you can reach out to - it just takes the courage to pick up the phone.

DV Connect Statewide Sexual Assault Helpline - 7.30am-11.30pm
ph 1800 010 120 | dvconnect.org/sexual-assault-helpline/

National DFV & Abuse Hotline - 24 hrs 7 days a week
ph 1800 RESPECT (1800 737 732) | 1800respect.org.au

