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## NORTH SHORE REALTY SUNSHINE COAST

### Newsletter

# WHEN A TENANT VACATES

## CLEANING, REPAIRS OR FAIR WEAR & TEAR

The tenant/s have just vacated your investment property. The property manager has a copy of the original condition report (the only legal evidence that can be taken into consideration to release the bond) and attends the property to undertake the final inspection.

The property manager enters the property and observes:

The griller is dirty, there is a chip on a kitchen tile, marks on the lounge room wall, walk-way wear marks down the hallway, slight mould on the bathroom tiles, a soap holder has been broken off, there is a crack in the toilet seat, a dent behind the bedroom door from a missing door stopper, dust in the window tracks, small tears in several fly screens, a wardrobe rail has broken off, there is a bleach stain on the bedroom carpet and weeds in the garden. It seems like a long list of things that require attention.

Firstly a comparison to the Entry Condition Report is the first step to ascertain if these were existing. A thorough entry condition report with supporting photos is essential in maintaining both Tenant and Landlord expectations at the end of a tenancy. Generally speaking if something is dirty, and assuming it was clean upon entry, and the item can be improved by a cleaning product this would be a tenants responsibility, but often there are grey areas on fair wear & tear?

Whenever there is a dispute, it is always good business practice to try and mediate the situation between all parties to come to a win/win situation or a compromise. If an outcome cannot be reached between the parties, the matter will have to be determined by a hearing at the tribunal/courts, which will vary depending on the circumstances. The tribunal/courts will take into consideration:

How old the property is?

How old the fixtures and fittings are that require repairs, taking into consideration depreciation (the diminishing value)?

How long did the tenants reside in the property?

How many tenants resided in the property?

If the property is six-months old, has almost brand-new fixtures and fittings and there were two tenants residing in the property for six-months, this could be considered cleaning and repairs that the tenant needs to action. However, if the property is 18-years old, with the original fixtures and fittings (that have depreciated over time in value), had a family of six reside there for five-years, then this could be considered fair wear and tear and an owner/landlord expense.

We will always discuss the final inspection with you and explain our understanding of the situation in accordance with legislation requirements, while taking your instructions into consideration.

March 2019



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#### SPECIAL POINTS OF INTEREST

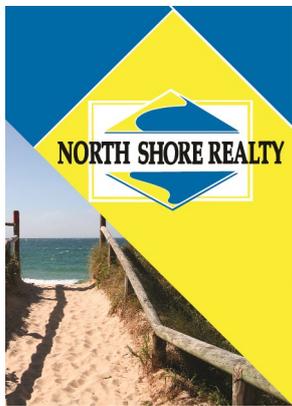
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Well March has left us all feeling a little bit tropical with an extended run of very warm and humid days. It has been great beach weather and the conditions are probably as good as it gets around here when you do get to the beach.

There has been movement at the site previously known as Mount Marcoola and in the future to be known as THE SHORE. Operational works have definitely commenced on the vacant beachfront land to the north of SURFAIR. At time of writing the site is now 75% filled and cleared. Work is expected to continue for the next 14 weeks. We have posted some photos of the work to our facebook page and will sporadically post upgraded photos of the works as they progress.

The never ending road and redevelopment works at Suncoast Beach Drive and Mount Coolum Shopping Centre are approaching completion (thank goodness). Installation of traffic lights will be the final task of the roadworks and the expanded IGA is in the final stages of its internal refit.

Sunshine Coast Airport has released its proposed new flight paths for the new runway. The majority of flights will depart and arrive over water at Mudjimba with the prevailing winds from the south-east. Alternatively, when the winds are northerly the flight path will head out to the west and then cross back across Yandina Creek and Marcus Beach or through to Eumundi. The release of the

flight paths is just one part of the new draft airport master plan currently being prepared and due for public discussion in May. This is the planning document to take the new airport through to 2040. Another big part of this upcoming discussion will be the future of the current runway. We know that the southern end of this runway will only be used as a taxiway to the terminal. That leaves a 900 metre runway to the north over Marcoola which could be used by smaller craft or general aviation. The discussion will now focus on the viability of keeping this open at all. The question to consider is why would you continue the expense of maintaining this small section of runway for the benefit of the general aviation users when they can use the new runway as well? The airport has its new General Manager Andrew Brodie now sitting in the hotseat and he will be in immediate discussions with all current and future users to determine the best way forward for the new airport.

Some of you may remember that Pacific Paradise Bowls Club got into financial difficulty not so long ago and had to sell their property to clear their debts. The owners of North Shore Tavern have ended up owning the bowls club site and allowed continuing occupancy on a year to year basis. The search is well and truly on to find a new location and suitable sites are not easy to identify. Council is currently investigating the possibility of reclaiming some of the vacant land at the southern end of the airport runway that adjoins the North Shore Community Centre. The land is a crash safety zone for the existing runway that wont be required after 2020.