

The logo features a stylized house icon with a blue roof and a white body, positioned above the text. The text "Real Estate" is in a large, blue, sans-serif font, and "BUYER SERVICES" is in a smaller, black, all-caps, sans-serif font below it.

Real Estate  
BUYER SERVICES



**Rental  
ready  
property**

## How to get your property ready for a tenant

Getting on to the property investment ladder can be daunting at first, you may have many questions running through your head.

Is the property ready for a tenant to move in? What legislation must I comply with to protect my tenants and myself from litigation? Do I have additional financial outlay to make after the settlement has happened?

With the view to keeping a long term investment property then the property will need to be cared for in a long term manner, your property partner is your tenant, after all they are paying the mortgage, right?

We have created a 'Rental ready property' Checklist to help give you the information you need to set up your investment property from the start. Also included is the explanations with hints and tips for further success.



| <b>Checklist – Rental ready property</b>     |       |
|--|-------|
| Smoke Alarms serviced                        | ✓ / x |
| Safety switches checked                      | ✓ / x |
| Cord Safety installed                        | ✓ / x |
| Pool Safety Certificate                      | ✓ / x |
| Gas bottles compliance Certificate           | ✓ / x |
| Locks and security devices                   | ✓ / x |
| Cleanliness / Carpet Cleaning                | ✓ / x |
| Insurance – Liability, Landlord and Contents | ✓ / x |
| Garden Maintenance                           | ✓ / x |
| Pool Maintenance                             | ✓ / x |
| Water efficiency and charging                | ✓ / x |
| Air conditioning servicing                   | ✓ / x |
| Pest and Termite inspections                 | ✓ / x |
| Asbestos management                          | ✓ / x |
| Body Corporate                               | ✓ / x |
| Mould  | ✓ / x |
| Risk Management                              | ✓ / x |

## Notes, hints and tips

- 1. Smoke Alarms** – It is the legislated responsibility of the owner to provide and maintain the smoke alarms in the property. They need to be placed in areas in which people are sleeping in order to wake them up in an emergency.
- 2. Safety Switch** – Electrical safety switches are a life saving device to shut the power off if there is a short circuit.
- 3. Cord Safety** – Many small children have choked to death on the cords of blinds and curtains. It is now a requirement that owners have the cords shortened and a guide installed to hold the cord up and out of the way of children.
- 4. Pool Safety** – To keep children and others safe, pool fences and locks are required. It is necessary if you are renting a property to have a pool safety certificate from an authorised technician.
- 5. Gas Bottles** – A gas certification certificate/plaque is required by gas delivery companies. When a tenant moves into the property it is best practice to have the gas bottles full.
- 6. Locks and security devices** – These need to be in working order for the tenant to have a secured property. Double check there are keys for all exits and also windows if required. Check that any roller door remotes are working.
- 7. Cleanliness / carpet cleaning** – It is the obligation of the tenant to hand the property back at the end of the tenancy in the same condition it was when moving in, less fair wear and tear. For this reason it is best to make sure the property is in a very clean state, including light fittings, window tracks, concrete, carpet cleaning etc







**8. Insurance** – Public liability insurance, building insurance and landlord protection are highly recommended. Did you know that you can get contents insurance on the carpet and curtains, for accidental damage?

**9. Garden Maintenance** – To attract a potential tenant to the property ensure that the gardens and fences are safe and tidy. For particularly difficult plants such as bamboo or a hedge I would suggest to outsource a gardener every few months to maintain these particular plants

**10. Pool Maintenance** – The pool needs to be clean when the tenants move in and pool maintenance equipment provided. If the tenant is to maintain the pool as written into the lease document I would suggest an educational session be provided by a local pool company in the first week they move in. Pool pumps can be a very expensive item to replace, I would suggest you employ a professional pool company and build the cost into the rent.

**11. Water efficiency and charging** – In some states of Australia e.g. Victoria the water usage is directly charged to the tenant, however in Queensland the tenant can only be charged for the water usage if the property is water efficient. A plumber can provide a water efficiency certificate for a small cost or they can then give you a quote for upgrading to water efficient appliances.

**12. Air conditioning** – Should be serviced every 12 months to ensure the cleanliness of the air and to maintain the appliance for the long term.

**13. Pest & Termite inspections** – Termite inspections should be carried out before you purchase the property, if it has been discovered they are in occupation or have been previously treated it is imperative that you eradicate them from the property and continue the maintenance plans. For general pest sprays these usually last for 12 months and should be completed by the tenant (if allowed for in the lease document) upon vacating and in particular if there have been pets kept inside the property.

**14. Asbestos management** – If your property has Asbestos the tenant should be made aware that they cannot piece cut, drill or otherwise damage the walls or ceiling without putting themselves or family in potential danger. The property should be on the Asbestos management register and information about this needs to be available at the property.

**15. Body Corporate** – You will need to provide a copy of the body corporate by-laws to the tenant when they move in. This will help them understand the rules of the complex and who to contact if they need further information.

**16. Mould** – If the property does not have adequate ventilation in the bathrooms or the bedrooms it is best to provide screens on windows and exhaust fans to bathrooms. Mould has been known to cause illness and damage to the walls and ceilings.

**17. Risk Management**- Using your common sense walk around the gardens, exterior and interior checking the condition to fix if there is any risk of tripping, stabbing, falling, or injuring themselves in any way.

"Caring for Investors properties over the last 14yrs has helped me compile this information for you. I hope you found it informative & of course if you have any enquiries be sure to contact me"

Mandy

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