

## FROM OUR PROPERTY MANAGEMENT TEAM



### A Valentine's Day Reminder – 14<sup>th</sup> Feb

We should always value the people that share our lives with us. However, sometimes it is easy to get caught up in our day-to-day routine and we can overlook acknowledging family, friends and loved ones.

Make this Valentine's Day a time to not only acknowledge your partner/wife/boyfriend or girlfriend, but also the other special people in your life by sending them a short message.

On Valentine's Day,

We think about the people who are dear,

How much they add to life's delight,  
Whenever they are near.

**IMPORTANT:** This is not advice. Clients should not act solely on the basis of the material contained in this newsletter. Items herein are general comments only and do not constitute or convey advice per se. Every effort is made to ensure the contents are accurate at the time of publication. Clients should seek their own independent professional advice before making any decision or taking action. We take no responsibility for any subsequent action that may arise from the use of this newsletter. Published by THE PPM GROUP - [www.ppmssystem.com](http://www.ppmssystem.com)

## D-I-Y LANDLORDS BEWARE

In the world of media and television shows Do-It-Yourself home repairs, maintenance and renovations is a hot issue of the times. Many home owners are choosing to undertake this style work themselves instead of engaging professionals.

However, the reality in the world of managing investment properties is a completely different scenario.

When owning an investment property, landlords and managing agents have a duty of care to the tenant to ensure that all repairs, maintenance and renovations are undertaken by a professional, licensed and insured tradesperson.

There have been many documented legal cases over the years of landlords attending to their own repairs and maintenance, which has resulted in fatal injuries to the tenant.

One that was heart-breaking involved an uninsured person who attended a rental property to rewire the stove. The wires were crossed causing the entire house's electrical wiring system to become live.

Sadly, a young child turned on an outside tap following the work and

was electrocuted causing serious brain damage. As your managing agent it is important for all landlords to be aware that we are not only bound by our duty of care to both our owners and tenants to mitigate potential risk, but we also have to comply with legislative requirements and our professional indemnity insurance provisions to ensure that only licensed and insured tradespeople attend to works at a rental property.



We do appreciate that it is your investment property and repairs/maintenance such as painting and other low risk jobs may be acceptable and we are happy to discuss these with you. However all high risk jobs must be done by professionals with qualifications and documentation for the benefit of all parties involved. Not following these rulings can be very costly, both to human lives and financially.

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## IN THIS ISSUE

- D-I-Y Landlords Beware
- Fact: 45% of us do not have a valid Will
- Fixed Vs Variable Loans
- Smoke Alarms / Maintenance



