

## Insurance Building and Landlord Protection

*Sections of the below article have been taken from the Terri Sheer handout for Landlord Preferred Policy.*

This month's newsletter is about Insurance.

We would like to highlight the importance of insuring your Properties. For Houses and Units this is covered in the Management Agreement in the Terms and Conditions, that we require a copy of the Current Certificate to have on file. This is why we send the Insurance reminder letter's out to all our Clients if our systems tells us the Certificate is overdue.

For Houses



The Client must obtain and maintain a Building Insurance policy that has a Public and Legal liability cover of a minimum of \$10 Million Dollars, this is to protect owners from injury claims from tenants or visitors to your properties.

Examples of claims that have occurred in the past.

1. Tenant fell down steps that were poorly lit
2. Tenant fell through a Timber Patio

For Unit, Townhouses, Apartments



The Body Corporate Insurance does not cover the inside of your property for tenant slip and falls, or other injuries to Tenant or their Visitors.

The other Types of Insurance you can have for your protection is Landlord Protection, this is for Tenant Damages and loss of Rent we are not Insurance Brokers so we cannot advise on the difference or benefits, below is one company we have had dealings with :

This has been taken from Terri Sheer handout for Landlord Preferred Policy. "Terri Sheer is Australia's leading landlord insurance specialist. Our investment landlord Preferred Policy protects landlords from the specific risks caused by tenants that standard home and contents insurance may not cover, including:



#Tenant related malicious damage, accidental damage and deliberate damage to building and contents: #Tenant related loss of rent (with no Excess) : #Re-letting expenses greater than the bond: #Legal Liability # Pet damage



:# Cover for fixed term and periodic leases." This is Terri Sheer's Web Site

[www.terrisheer.com.au](http://www.terrisheer.com.au)



Another Product available in the market place is BARCLAYS MIS Protect & Collect this is a debt collection service that cost \$55 per year, this service will chase debts outstanding.



# Who's responsible for repairs?

Sections of the below article have been taken from the RTA website.

The property manager/owner or provider is responsible for keeping the property in good condition and fit for the tenant/resident to live.

The tenant/resident is responsible for looking after their property/room and keeping it clean and undamaged.

Tenants/residents should notify their property manager/owner or provider as soon as they become aware of the problem and not leave it until they are moving out of the property.

## FAST FACTS

- If a tenant/resident or their guest damages the property, they may have to pay for repairs.

Responsibility of the property manager/owner or provider:

- The property manager/owner generally carries out any repairs or organizes someone to do so; the tenant/resident should not carry out the repair without written permission.

- They should organize to repair the problem within a reasonable time. If they do not the tenant/resident can issue a Notice to remedy breach (Form11) giving them 7 days to fix the problem. Rooming accommodation residents use form R11 giving 5 days to remedy the issue.

- If the problem has not been fixed, the RTA encourages tenants/residents and property managers/owners to try and resolve the issue by discussing the matter. If you are still unable to agree, you may apply for dispute resolution.

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## LIGHT BULBS

- It is not specified in the Act who is responsible for supplying or replacing light bulbs.
- Common industry practice is that the property manager/owner is responsible for maintaining specialized bulbs, and the tenant/resident is responsible for the replacement of everyday bulbs.
- The tenant and property manager/owner should discuss this at the start of the tenancy and agree who is responsible for maintenance or replacement of light bulbs. This should be detailed in the tenancy agreement.
- If changing a bulb requires specialist knowledge or specialist equipment, changing the bulb may be part of the property manager/owner's responsibility to maintain the property.

# Around Mackay

This month, we look at **The History of Mackay**

In 1860, an enterprising Irishman John McCrossin selected 20 year old Scot, John Mackay, to lead an expedition to seek pastoral opportunities and they came across the coastal ranges, now known as the Pioneer Valley

John Mackay adopted the name Mackay River in honour of John Mackay's father, George, an Uralla publican. Agitated by this name change, John Mackay petitioned Governor Bowen, who ordered the Surveyor General to rename the township Mackay, in honour of John Mackay.

Within a few years however, sugar became the dominant industry from the enterprising efforts of pioneers John Spiller, T. Henry FitzGerald and John Ewen Davidson. More recently, the hinterland coal mining developments and the tourist industry have added to Mackay's solid economic base The prosperity and confidence of the city is reflected in the fine older buildings. Many of the city's historic buildings were lost to devastating fires, to the notorious cyclone on January 1918 and to progress

# What's ON.

**SPIRIT OF THE ANZAC**

**WHEN: 25<sup>th</sup> JULY**

**WHERE: Mackay Entertainment & Convention Centre: PH 4961977**

Visitors will be able to walk through recreated First World War environments and view an extensive collection of genuine military Artefacts, donated by the Australian War Memorial. The experience begins in pre-war Australia, and then transports visitors to recreated scenes of Gallipoli, the Western Front Sinai and Palestine, Towards the end of the tour is an area where people are welcome to contribute their own virtual messages to sailors, soldiers and airmen and nurses who served and those who lost their lives. Spirit of Anzac Centenary Experience features special effects and audio guide to create truly immersive journey  
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