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Did you realise that most of the specific risks associated with having a rental property are not covered under a standard home and contents policy? The way to combat this is to have a specific landlord insurance policy, which directly caters for the hazards, associated with renting properties.

As 2016 gets underway Elite Property Brokers would like to remind you of the importance to have adequate insurance to protect your number one asset, your Investment property. Unfortunately as our society becomes more litigious as a landlord not only do you require insurance protection against your tenants, it is also very advisable that you have insurance cover such as public liability for any claim that can be made against you by either your own tenant or a third party that was injured within the confinements of your property.

Below is a checklist seeking insurance cover:

- 1. Ensure that all the common landlord risks are covered** – intentional damage, theft, loss of rent, liability including claims against you, legal expenses in taking action against a tenant.
- 2. Do you rent a fully or partially furnished property?** In that case you will need to look for a policy that covers the content of the home as well as the standard list above.
- 3. Read the small print carefully** – some policies only allow you to claim if your tenant is on a fixed term lease, which is not always the case.

Due to the legalities involved Elite Property Brokers recommend that you make your own enquiries with insurance brokers, should you wish to take out a Landlord Protection Policy for your investment property. We have listed some below in order to assist you;

Terri Scheer Insurance Pty Ltd	1800 804 016
CGU	8224 4000
EBM	9276 6999

# Smoke Alarms Maintenance



As per the amendments to the Environmental Planning and Assessment (Smoke Alarms) Regulation 2006, owners of residential property became responsible for ensuring that smoke alarms were installed in their property.

Following are the requirements and obligations of landlords in accordance with Residential Tenancy Act

- Landlords are responsible for the installation of smoke alarms in rented premises.
- Landlords have the right of access to rented premises to fit smoke alarms after giving the tenant at least two days notice.
- Neither the landlord nor the tenants are, except with reasonable excuse, permitted to remove or interfere with the operation of a smoke alarm fitted in the rented premises.
- Where a smoke alarm is of the type that has a replaceable battery, the landlord must replace with a new battery at the commencement of a tenancy.
- After the tenancy begins, the tenant is responsible for replacing the battery if needed. However, if the tenant is physically unable to change the battery the tenant is required to notify the landlord as soon as practicable after becoming aware of the need for it to be replaced.
- The tenant is not responsible for the replacement of batteries in 'hard-wired' smoke alarm systems that have battery backup. This is the responsibility of the landlord.
- Owner is required to ensure that the smoke alarm is compliant and in working order throughout the duration of the tenancy. ie; annual checks are required.

In order to meet your obligations and responsibilities as a landlord with regards to this matter, Elite Property Brokers reminds you of the need to replace the battery when your property comes available for re-lease. At this time you are advised that we will arrange to have 1300 Smoke Alarms attend to this in addition to carry annual compliance checks. Alternatively you may make arrangements to do this personally.