

# PROPERTY MANAGEMENT UPDATE

Official client newsletter of Doyle Spillane Real Estate



Welcome to our November  
Property Management  
update!

In this month's edition we cover ending a tenancy agreement, trouble shooting maintenance and how to protect your property in time for Summer.



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Doyle Spillane Real Estate

## MARKET SNAPSHOT

### IN THE LAST 30 DAYS

Number of Tenant Enquiries: 925

Total Inspections Scheduled: 110

Tenants Registered to Inspect: 546

Applications Received: 130

Properties Leased: 36

Average Days Vacant to Off  
Market: 7.9

## Ending a Tenancy Agreement Early

When a tenant signs a fixed term agreement, they are committing to stay for the full term. If a tenant wants to move out before the end of the fixed term, there could be costs involved. There are some situations where a tenant can end a fixed-term agreement without penalty. A tenant should give the landlord as much notice as they can if they need to end the agreement early. A tenant should also make it as easy as possible for the landlord or agent to show the property to potential new tenants.

### For Agreements of 3 years or less:

Mandatory break fees may apply which is payable based on the stage of the agreement. A break fee is a penalty a tenant agrees to pay if they move out before the end of the fixed term. If the mandatory break fee applies, the set fee payable is:

- four weeks rent if less than 25 per cent of the agreement has expired
- three weeks rent if 25 per cent or more but less than 50 per cent of the agreement has expired
- two weeks rent if 50 per cent or more but less than 75 per cent of the agreement has expired
- one weeks rent if 75 per cent or more of the agreement has expired.

### Breaking a fixed-term agreement without penalty

In some circumstances, a tenant can break a fixed-term agreement early without penalty. A tenant can give 14 days' written notice to end an agreement early without penalty if:

- they have accepted an offer of social housing (e.g. from DCJ Housing)
- they need to move into an aged care facility or nursing home (not a retirement village)
- a landlord has put the property on the market for sale during the fixed-term, and the tenant was not told before signing the agreement that the property would be sold
- if the property becomes listed on the Loose Fill Asbestos Insulation register during the tenancy or was previously listed without the landlord or agent disclosing that information to the tenant.

A tenant still needs to pay the rent until they hand back possession of the property. If you need to end your agreement early, email your property manager who will begin the process.



## Trouble Shooting Maintenance

When something goes wrong at your property, there are a few checks that you need to do before contacting us.

This will avoid delays in getting the problem fixed.

It may also save you having to pay the tradie's call-out fee if we send someone out unnecessarily!

Here are some helpful tips.

**NO HOT WATER?** Electric system - try topping up the water by pulling up the overflow valve. This needs to be done every few months.

Gas system - check if pilot light is out.

**NO POWER?** Check the safety switch and try switching back on. Test all your appliances one by one to see if any of them is tripping the switch. If your neighbour also has no power, check Ausgrid website they usually have outages listed & potentially how long it will be out for.

**NO WATER or MAJOR WATER LEAK?** Check the water tap at the mains at the front of the house - someone may have turned it off. If your neighbour also has no water, call Sydney Water or check their website for outages in the area.

**DRAIN OR TOILET BLOCKED?** Try to unblock them using a plunger or solvent such as 'Draino'. Remember, if they are blocked because someone has dropped something down them, you will have to pay the plumber's bill.

For more information on reporting maintenance visit our website:

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