

VACATING A PROPERTY

THE GUIDELINES



Agency: RIPE PROPERTY

Address: 27 A SUNSHINE BEACH ROAD NOOSA

Contact: 5474 8811

GUIDELINES

This document provides a guideline to the process and timeframes involved when you vacate a Property. It is recommended that this document be read as soon as possible as it may assist you in the return of your Bond.

The timeframes and guidelines provided have been taken from the legislation governing Residential Tenancies in Queensland.

If you have any questions please contact RTA (Residential Tenancies Authority on 1300 366 311 or www.rta.qld.gov.au

AGENT PROVIDES VACATE INFORMATION AND REQUIREMENTS

We confirm the Notice received and also provide you with all associated paperwork to help make the vacating process as smooth as possible.

At this stage we will also begin the process of advertising the property for rent. If you have allowed our Agency access to the Property for activity related to reletting the property, our Agency will contact you ahead of each appointment.

RENT PAYMENTS

Under the Residential Tenancies and Rooming Accommodation Act 2008, rent is to be paid to the Agency up to and including the day you vacate and handover keys to the Property.

Please do not stop paying rent and assume that this amount will be deducted from your Bond as the Bond is NOT to be used for rent payments. If required, the Bond may be used for costs associated with returning the Property back to the way it was at the start of the tenancy except for fair wear and tear.

TIPS TO OBTAIN A FULL BOND REFUND

Refer to the Entry Condition Report provided at the beginning of the Tenancy in your Moving-In Kit. See if there are any changes to this report allowing for fair wear and tear.

Use the Cleaning Checklist provided as a guide to assist you in cleaning the Property.

If time does not permit you to attend to the work required yourself then we can recommend Professional Companies who provide the following services:

Cleaning – Sally Walker 0423878120

Maximum Cleaning 0411031637

Lawns, Gardens, Paths – Chris Chandler 0412622457

Carpet Cleaning – Stainbusters 0412762599 : We highly recommend Stainbusters if there are any stains on your carpet. If you choose another cleaner and the stains remain we will call in Stainbusters to treat the stains at your cost.

Regency Carpet Cleaning 0424854951

Pest Control: Noosa Pest Control 0412793771

DO NOT USE CARPET CLEANERS FOR FLEA SPRAY, THE PRODUCT USED IS OFTEN NOT SUCCESSFUL. IF YOU DO CHOOSE THIS METHOD \$90 WILL BE WITHHELD FROM YOUR BOND FOR 4 WEEKS TO ENSURE FLEA INFESTATION HAS NOT RE OCCURED.

**PATCHED DOORS ARE NOT ACCEPTABLE. The door must be replaced and painted to a professional standard.
PATCHED WALLS MUST BE DONE TO A PROFESSIONAL STANDARD, FILLED, SANDED AND THE COMPLETE WALL
PAINTED TO MATCH EXISTING.**

Handyman:

Mark Whittaker 0419371402

John Ammitzboll 0414803509

Once the above has been actioned recheck against the Entry Condition Report and complete the Exit Condition Report provided to you by the Agency.

ON HANDOVER OR VACATE DATE

On the vacate or handover day, return all keys and paperwork to the Agency before 5 pm.

ELECTRICITY MUST REMAIN CONNECTED FOR 3 WORKING DAYS TO ALLOW TESTING OF LIGHT GLOBES. IF DISCONNECTED \$50 WILL BE WITHHELD FROM YOUR BOND UNTIL SUCH TIMES AS LIGHTS CAN BE CHECKED.

VACATE INSPECTION

If further items require attention, the Property Manager will notify you of details and you will be given time to rectify – generally a 24 hour timeframe.

After items have been rectified, the Property Manager reinspects the Premises and completes the RTA Form 4 – Bond Refund form for you to submit to the RTA.

If the item remains unsatisfactory, or you do not wish to return to the Property to attend to the issue/s we will engage a professional cleaner or contractor to attend to the issue/s and a claim will be made from the Bond for the costs associated. During this process, communication will be made with you by the Property Manager.

Unless otherwise discussed with you, the Bond Refund form will be completed within 3 business days of you handing over the property to the Agent.

IF TENANT AND AGENT DISAGREE

We try to resolve the issue as promptly as possible to enable the Property to be relet and to refund your Bond amount that is not in dispute if applicable. This means the amount of Bond required to complete the work will be held at the RTA until the matter is resolved one way or another.

You may contact the RTA and complete a Form 16 – Dispute Resolution form.

The Agency can engage a professional cleaner or contractor (or both) to complete the items that need to be rectified and obtain Tax Invoices forming part of the claim on the Bond amount held. Usually a mediator from the RTA acts as a third party to help resolve the disputed Bond amount or issue/s.

As a last resort, the Tribunal is in place to deal with the disputes and a decision is made by a Referee who considers evidence provided by the Agent and the Tenant related to the matter.

QUESTIONS TO ASK THE AGENT OR RTA

Write your questions here and contact us or the RTA.