

Landlords

Landlords are in a difficult position regarding their exposure to personal injury claims from tenants or visitors to their property as they can be included in a claim or even held responsible even though they are not actively managing the property. This is because they have a clear responsibility to ensure that the Tenant is provided with a safe property and free from issues that they should have reasonably known about, irrespective of whether they personally inspected the property.



Residential Tenancies Act 1997 - A landlord must ensure that the rented premises are maintained in good repair.

Landlords can benefit from our safety inspection.

- ✓ Pro-active in reducing risk their property will stand out in the market making it easier to rent while also having the potential to lower insurance premiums.
- ✓ Prioritisation of maintenance work



Landlords will need to be aware of the property condition and potential hazards. A Property inspection with Metro 2 Valley is tax deductible but the core to this, is either identifying the risks or confirming the property is safe. You will then have the knowledge and the ability to act accordingly and hence address the risks.

Failure to act within reasonable time could see you facing a very expensive and time consuming claim, is it worth it when you are trying to stay ahead of the game. There is also constant legislation, construction and Australian Standard changes that you and your property manager will struggle to keep up with, along with that there are plenty of solicitors acting on a no win no pay basis. These solicitors specialize in liability claims. It is in your interests to address the issues before you have to face hefty legal expenses

But my insurance covers me for claims right? Wrong!

We do not cover loss, damage or legal liability caused by a defect, structural fault or design fault that you knew about (or should reasonably have known about) and did not fix before the loss, damage or legal liability occurred." (Suncorp)

YOUR RISK MITIGATION PROVIDER

Metro 2 Valley can provide a diverse range of services options in Residential & Commercial property inspections. We can also provide you with an independent and thorough building inspection service for your rental investment property.



Contact 1300 655 347
Mobile 0430 053 999
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Changes are Coming!

Recent coronial inquests into deaths of tenants and members of their families in rented residential accommodation has seen recommendations that are leading to sweeping changes in building regulations.

From a management perspective, it's becoming clear that there is a need to distinguish between various types of inspections and is plain that inspections of smoke detectors, plumbing, electrical, gas items, and swimming pool safety barriers must only be undertaken by people with appropriate experience and training which the vast majority of property managers will not possess, "(REIV)"

New Building Regulation changes will be introduced in 2015 that require you to registered your Swimming Pool in Victoria, are you ready?

The introduction of a certificate of compliance prior to sale or lease of a property would ensure that any issues surrounding the pool barrier are rectified before transfer of the property.

A Bill recently passed in Federal Parliament will require all residential properties with gas appliances (gas heaters, stoves) be fitted with carbon monoxide alarms to alert occupants of potentially deadly gas emissions – the invisible poison.

Legislation Changes are occurring all the time, are you on top of the management of your property.



Property Managers

**Property Management is changing.
Are you protected against a claim?**

As a property Manager, you have a duty of care to Tenants as well as to your Landlords. The protection of occupants and the financial security of your landlords is vital. Given the potential liability an agent may incur as a result of inspecting and reporting on items which you don't have the knowledge on or the ability to deal with, it is important you have a Building Inspector look at it.

By being pro-active you can:

- ✓ Reduce professional liability and protect your Agency and your Landlord's investment
- ✓ Stand out above the rest with our inspection service option
- ✓ Save your Landlords time and money by combining a number of mandatory inspections into one
- ✓ Give the tenants confidence that the property is cared for and more importantly, complies with the required legislation.

Metro2 Valley is a leading property inspection company and has developed a specific Risk Management System that addresses the health and safety issues of a rental property. Our inspections cover 18 potential hazard groups, including the legislated requirements and changes, resulting in a single comprehensive report that summarises all the visible, and hidden safety hazards. We provide essential building service for Landlords, Property Mangers, Body Corporates, Aged Care Facilities, Childcare Facilities & Resorts.

Risk vs. Reward



1 in 10 agents lodge claims every year against their Insurance. Now every Property Manager / Owner has the opportunity to address the Risks and reduce those claims with Metro 2 Valley.

Only includes data submitted up to 31 Dec 2012 Source: National Claims and Policies Database (NCPD)

Example: A recent NSW case involved a managing agent who had inspected a property owners apartment. The agent did not warn the tenant or the property owner about the dangerous condition of the balcony railing. The tenant was injured when the railing gave way 2 months after the inspection. The court found the railing was common property and the body corporate had the primary obligation to maintain it in a good state of repair. Because the agents inspection was inadequate and it did not notify the responsible parties of the defect, the court found that the agent was 25% liable and the body corporate was 75% liable.

What the service is all about

The Report is grouped into Hazard Categories with each section containing a description of the hazard category, factors affecting the occupants, smoke alarms, fall hazards, trip hazards, pool/spa barriers, gas leaks, electrical to name a few. Remember it's 18 main points that form this essential inspection service. Once the inspection is complete we then send out a service report to you and your managing agent to start acting on outstanding risk items. You can start acting in minimising your risk from high to low priority. Our inspection team is registered with the Victorian Building Authority.

