

Routine Inspections

The Residential Tenancies Act provides for a Landlord (Or their Agent) to make regular inspections of their property. However there are some notable conditions attached to these.

The first Routine Inspection cannot be less than 3 months from the commencement of the tenancy. Following this first inspection, the Residential Tenancies Act requires a minimum 6 months between subsequent Routine Inspections.

Interestingly, there is no maximum period between Routine Inspections to be made, although it is in the Landlords best interests to see these undertaken closely following the 6 month minimum timeframe allowed.

Should the landlord inspect?

That's entirely up to the Landlord. Mypm will take detailed notes and photographs of the property to record its condition, and any notable items that may require attention, and this will be forwarded to the Landlord along with our advice. This report will be undertaken for the record regardless of whether or not the Landlord attends as it is very important to document the condition timeline in the event of future building defects, or tenancy disputes.

We prefer quality pictures and documented reports over videos. It's very hard to incorporate a video into a report if required as evidence at a later stage, and a freeze frame from a video is of significantly lower quality than a still picture.

Whilst we welcome a landlord to join an inspection, we also feel it important to note that the tenant will most likely be in attendance too as for security this is preferred. A missing personal effect claimed to have gone missing during an inspection can make for an awkward conversation.

It is important that a Landlord who attends a Routine Inspection is prepared for this. If a tenant asks for anything – i.e. additional inclusions, or rent reduction, is the landlord prepared to avoid these questions? The agent can hardly say, "Can you please put that request in writing and we will seek the Landlords approval".

As with all elements of Property Management, a professional property manager will make the most of the provisions of the Residential Tenancies Act to ensure peace of mind to our Landlords regarding the condition of their property.