

St Joseph's P & F Property Report

Meeting 3/08/2020

Property inspections 17th July, 2020

Fire Alarms to be hard wired as per regulations for rental properties, to be completed by Jan 2022. Do we wish to undertake all properties at once or gradually undertake over the next 16 months? – Cost approx \$169 per alarm with 4 or 6 per house. \$680 - \$1020

5 Murphy Street \$305/wk Lease expires: 21/02/2021

- Oven door is not sealing/closing, it has been noted in the past that parts for this model/brand have been in shortage and there is a possibility that the stove may need to be replaced.

73 Crown Street \$255/wk Lease expires; 21/1/2021; 6-month lease

- Front door handle is rubbing against the security Screen. Will monitor the wear, however screen will need to be replaced eventually.

188 Mackenzie Street \$280/wk Lease Expires: 6/08/2020; 6-month lease. DO WE WISH TO OFFER TENANT ANOTHER 6 MONTH LEASE?

- Collection of water due to allergy reaction to town water by resident
- Note Agent has not been happy with tenants' level of care of property see recommendation on inspection report.
- Should lease not be extended work will be required to property before re-lease. Quote received from VJAS as to expected costs per area required. Family Room; kitchen, bathroom, laundry. Paint is also flaking/crackling in hallway and main bedroom.
- Meter Board is at rear of house but is legal, unsure if we would need to have moved to front area of house. Note has been made in inspection report with expected cost.

55 Gouldson Drive \$340/wk Lease Expire; 9/02/2021

- Gutters to be cleaned.
- Quote to re-instate skylight that had been closed off by previous owner
- Vinyl is wearing in high traffic area ie kitchen to dining room
- Gas stove knob has broken. Stove has previous issue with ignition switch, there is a possibility that gas stove may need to be replaced.

111a Curzon St \$280/wk Lease Expires; 21/8/2020

- Inspection not performed due to ill health of tenants, no issues had been reported

74 Crown Street \$320 / wk Lease Expires: 14/01/2021

- Replaced single power point in laundry with Double power point
 - Quote requested in relation to palm trees in front yard
 - Gutters to be cleaned and repair loose downpipe
 - Paint peeling in kitchen/dinning, laundry, and downstairs family room.

- One arm on clothes line is bent.