

UTILITY CONNECTIONS - GETTING CONNECTED

It is a tenant's responsibility to ensure power, gas, phone and internet has been connected into your name. You may also be required to get your water supply connected into your name depending on whether the property is deemed water efficient.

CHANGING YOUR ADDRESS

Be sure to update your address where necessary. This might include; transport, utilities, banks, superannuation funds, schools, work and so forth.

Please also ensure you advise us of your new home phone number and PO Box if applicable.

PROPERTY CONDITION REPORT

Please ensure that you return your signed/amended copy of your property condition report to us within 3 days of the tenancy start date. If this is not returned, please be aware that the original inspection will be used for end of tenancy comparison, regardless of whether you agree to the original report or not.

TENANT CONTENTS INSURANCE

It is important to note that should your goods be damaged or destroyed by circumstances affecting the owner's property (i.e. fire, storm damage, power outages, etc.), then your goods and possessions are not insured by the owner.

CONSIDER THE FOLLOWING EXAMPLES:

Example One

An electrical fault in the building starts a fire and the property is destroyed. Your possessions will not be covered by the owner's insurance.

Example Two

You are away on holidays and the power cuts out due to an electrical fault in the building. Your return home to find your fridge/freezer goods spoilt. The owner's insurance will not cover your fridge/freezer goods.

Example Three

A storm blows a tree onto the house and in the process, your belongings are damaged. The owner's insurance will not cover your possessions.

It would be advisable for you to consider appropriate insurance to meet your specific requirements and you may consider the above examples when considering insurance. Please contact your insurer for further information. You need to ensure that all your goods are adequately insured as neither Baxton nor the property owner will be liable for any damaged or destroyed tenant possessions.

MAIL REDIRECTION

Ensure that you have contacted the Post office and arranged a mail redirection in case you are expecting any mail which may be delivered to your old address.

STRATA/BUILDING MANAGERS

Ensure that you have contacted your respective building/ strata manager and advise them of the time and date that you will be moving into the property. Very often with many strata buildings or buildings with concierge services available it is often required that you book in a time to move in so they can make the appropriate provisions for the common/ lobby areas as well as the elevator. If this is not required for your building it is always a good idea just to introduce yourself.

REMOVALISTS

Ensure that you give yourself ample time between the lease signing appointment and the time that your removalist is to arrive at your property to begin packing and offloading. There are often unforeseen circumstances which can arise at the lease signing that may or may not delay when you will be able to collect your keys and gain access to your property.