

Furnished Properties.

Churches of Christ Housing Services provides furniture and appliances in some allocated properties for tenants' use during their tenancy.

It is the tenant's responsibility to ensure the furniture and appliances provided are kept clean and free of damage - just like any other fitting or fixture within the property.

A furniture inventory is completed at the start of the tenancy and is attached to the entry condition report. The furniture inventory identifies what items are in the property along with their condition.

Tips for Maintaining Furniture and Appliances

1. Coated or painted furniture such as tables, chairs, bedside tables and TV entertainment units should be wiped down with a damp cloth and safe cleaning agent on a regular basis. Clean any spillages on these surfaces quickly—the longer they are left the harder they will be to clean and can often cause damage to the surface.
2. Whitegoods like your fridge, microwave and washing machine should be wiped down with a damp cloth and safe cleaning agent on a regular basis. Wipe inside the appliance and clean any shelves and trays. Fridges should be pulled away from the wall, turned off first and the back pipes and vents should be dusted or vacuumed every 6-12 months. **Tip:** If your fridge is not cooling sufficiently or stops suddenly it could be overheated due to dust and lint build up around the motor.
3. Soft furniture such as your bed, lounge and curtains should be vacuumed regularly to remove any dirt, dust, hair and grime. These items should also be shampooed or steam cleaned as recommended and at the end of the tenancy. Please ensure that mattress protectors provided at the commencement of your tenancy are always used, and replaced when needed.
4. Indoor furniture must not be left or stored outside as it will deteriorate faster than what is acceptable wear and tear and is at risk of permanent damage from water and sun.

What happens if I damage something?

Tenants who fail to maintain the inclusions of the property may be in breach of their tenancy.

If we determine that the furniture and/or appliances in your property are not being maintained to a satisfactory condition, we will first request cleaning be undertaken at your own expense. This may include arranging professional cleaning and providing us with receipts.

Items that are damaged and require replacement will be valued and charged to your account. The replacement re-charge cost will be determined by the depreciated value of the item based on its estimated lifespan.

Refer to the furniture inventory attached to your entry condition report for details on the condition when you moved in.

What if I want to use my own furniture?

If you have your own furniture or would like to purchase some, you must first obtain written approval to remove the existing items we own. These items must be replaced at the end of your tenancy and you will be responsible for ensuring they are appropriately stored and remain in good condition.

What if I decide to move out?

It is your responsibility as a tenant to ensure the property is clean and free from damage when you move out—having regard for its condition when you moved in. This also applies to furniture and appliances. Any soft furnishings (e.g. bed, lounge, and curtains) must be cleaned, as far as possible, to the same condition they were at the start of the tenancy.

A **Moving Out Checklist** is included in your tenant start-up pack which lists your responsibilities when exiting the property.

What is the 'depreciated value' and how might it impact me?

Any furniture that needs to be replaced before the end of its estimated lifespan, either due to damage or not being available at the end of a tenancy, will be charged to your account at the depreciated value.

Depreciated Value Example

A two-seater sofa may have an estimated lifespan of five years and a replacement cost of \$400.

The value of the sofa will depreciate by 20% or \$80 each year (100% replacement cost divided by the estimated lifespan of five years = 20% per year).

If the sofa was replaced after two years, with three years of its estimate lifespan still remaining, the amount you would be liable for is 60% of the replacement cost or \$240.