ABSOLUTE
Property Management

Proactive Maintenance

For your investment

Proactive Maintenance is a preventive maintenance strategy for ensuring reliability of the appliances in your investment property. A proactive maintenance plan gives you the ability to prolong the life of your appliances and also will prevent a complete and unexpected breakdown. A proactive maintenance plan will also prevent further damage that if not in place will occur and also potentially save you compensation claims from your tenant.

What items would come under a Proactive Maintenance Plan?

Detailed below are the individual items that should be maintained regularly

Annually

- Smoke Detector/s
- Gutters & Roof
- Gardening – pruning and mulching

Biannually

- Gas heaters
- Air conditioners
- Taps & toilet
- Hot water services
- Dishwasher
- Ducted vents
- Remote controlled gates and doors
- Alarm systems
- Staining to woodwork (decks, pergolas etc)

Further items for a proactive plan to budget for are listed below. The time frames are an approximate and to be used for budgeting purposes only. Obviously an inspection of the item is required to assess the individual need.

- Making sure all doors have door stops
- Painting internally is recommended every 5 to 7 years (approx.)
- Painting externally is recommended as your property is showing signs of aging. Remember it is cheaper to paint than to replace
- Carpet depending on the quality is recommended every 5 to 7 years (approx.)
- Maintain the grout and seals for your tiling and wet rooms