

第十一课 G

物业维护

Lesson 11 Part G

Property Maintenance

物业的维修维护与支出

Property Repairs & Maintenance vs Outgoings

支出与维护

Outgoings vs Maintenance

- ▶ Outgoings are everyday expenses
支出是日常费用
 - Strata or Building insurance
物业费或建筑保险
 - Rates
费率
 - Water and Electricity usage
水电使用
 - General cleaning and repairs- depending on how much of the general area they take up. General wear and tear, like light bulb replacements etc.
常规清洁和维修 – 取决于占用常规区域的大小。常规磨损，如更换灯泡等
- ▶ Maintenance are large item repairs, such as air conditioning, roof and elevators etc
维护是大件的维修，如空调、屋顶和电梯等
- ▶ If you have a freehold building, then your insurance will pay for any major damage
如果您拥有的是永久业权建筑物，那么您的保险可以支付任何重大损失



水管和电气设备

Plumbing and Electricals

- ▶ Blocked toilets 厕所堵塞
- ▶ Hot water systems 热水系统
- ▶ Leaking taps 水龙头漏水
- ▶ Light fittings 灯具配件
- ▶ Rewiring 重新布线
- ▶ Common Areas 公共区域
- ▶ Separating meters 分离仪表



水管和电气设备

Plumbing and Electricals

Hot water systems

热水系统

- ▶ Hot water systems typically managed under the strata for strata buildings.
分契式建筑物的热水系统通常由物业管理。
- ▶ If your tenant has put in an additional hot water system- then your tenant needs to maintain this.

如果您的租户安装了额外的热水系统，那么需要您的租户自行维护

Blocked Toilets

厕所堵塞

- ▶ If under common area under strata - your strata will maintain it
如果是分契式建筑物的公共区域，那么物业将进行维护
- ▶ If under common area of your own freehold building - then it's your responsibility to maintain it

如果是您自己永久业权建筑物的公共区域 - 那么您有责任进行维护



水管和电气设备

Plumbing and Electricals

Leaking taps & Light fittings

水龙头漏水和灯具配件

- ▶ If it's in the tenant's part of the premises, then they will take care of these typically.
如果这些设施在租户的场地内，那么通常由租户照管。
- ▶ If it's under a common area in a freehold building - then you will need to look after it
如果这些设施在永久业权建筑物的公共区域中，那么需要您来照管

Rewiring 重新布线

- ▶ If a tenant decides to refurbish- they may need to rewire or re-plumb... then they will be responsible for it.
如果租户决定翻新，他们可能需要重新布线或重新铺设管道，那么应由租户承担此费。
- ▶ If you need to do something, such as split the premise from 1 suite or shop into 2 - then you will need to rewire or separate electricity meters and you will be paying for it
如果您需要翻新，例如将场地从 1 间套房或商店分成 2 间，那么您需要重新布线或分离电表，由您为此付费



水管和电气设备

Plumbing and Electricals

Common Areas in a Freehold 永久业权的公共区域

- ▶ Make sure area is cleaned, that electrical are working, lighting, toilets working
确保区域清洁，电气正常工作，照明，厕所正常工作
- ▶ Sometimes multi-tenanted buildings will have all their own amenities and no common areas
有时，多租户建筑物自己拥有所有便利设施，但没有公共区域

Separating Meters

分离仪表

- ▶ If you have 2 tenants sharing a meter- it's better to split the meter and have one for each tenant and charge accordingly.
如果有 2 个租户共用一个电表 - 最好将电表分开，每个租户一个电表并相应收费。
- ▶ One off cost to you.
这是一次性消费。



大楼维修

Large Building Repairs



- ▶ Air Conditioning - Roof - Elevators and Lifts

空调 - 屋顶 - 电梯和升降机

- ▶ Elevators are the Biggest Cost to Freehold Building (Avoid Elevators)

电梯是永久业权建筑的最大成本（避开有电梯的建筑）

- ▶ Not required for Strata- it's part of the sinking fund in your strata fees - They have maintenance contracts with large firms

分契式业权不需要此费用，它会使用您物业费中的偿债基金部分。物业与大公司之间都会签订维护合同



大楼维修

Large Building Repairs

- ▶ Air Conditioning Freehold- you will be responsible if ducted Air conditioning throughout building
永久业权的空调 – 如果在整栋楼内安装管道空调，您需要承担费用
- ▶ Otherwise most tenants put in their own air conditioners
否则大部分租户会自行安装空调



大楼维修

Large Building Repairs

- ▶ Roofing- Rust is the biggest problem

屋顶 – 最大的问题是生锈

- ▶ Get a building report, to see if there's rust, or leaks and patches.

获得建筑报告，看看是否有生锈、渗漏和补丁。

- ▶ Clearing gutters- maybe make a deal with tenant to do some of this.

清理排水沟 – 也许可以与租户达成协议进行清理



合规性 Compliance

- ▶ Compliance – Fire Safety Inspection
合规性 – 消防安全检查
- ▶ In most states you need a Fire Safety inspection done
在大多数州，您需要进行消防安全检查
- ▶ Part of strata- the body corporate will be doing this.
部分物业由法人团体进行消防安全检查。
- ▶ Requirement that your tenant maintains the fire safety
要求您的租户保持消防安全
- ▶ You're responsible to make sure fire extinguishers are working and fire blankets are available
您有责任确保灭火器正常工作并且有可用的防火毯
- ▶ Replace every 3 to 5 years.
每 3 到 5 年更换一次。



谁承担什么费用？

Who pays for what?

- ▶ Tenant fits outs and Refurbishment - they will be responsible for their own fit-outs and refurbishments

租户装修和翻新 – 他们将负责自己的装修和翻新

- ▶ Your capital improvements to the building - awning, new roofs, extensions etc... You are responsible - Make sure you use registered builders, and not void your insurance.

您负责建筑物的更新改造费用 – 遮阳篷、新屋顶、扩建等。您有责任确保您使用注册施工人员，并且不会使您的保险失效。

- ▶ New doorways, screen doors, locks etc? - You and the tenant can come to a negotiation of they want a new entrance etc.... You may pay for some of this or all, in exchange for the tenant signing a longer lease or adding couple of years to their existing lease with a lease amendment

新门廊、屏蔽门、锁等？您和租户可以就他们想要新入口等进行谈判。您可以为此支付部分或全部费用，以换取租户签署更长的租约或通过租约修正来将现有租约增加几年

- ▶ You will be getting the benefit of this when the tenant leaves

当租户离开时，您可以从中获益



谁承担什么费用？ Who pays for what?

New internal plumbing and electricals 新的内部管道和电气设备

- ▶ If tenant does this... then when they leave they will need to have a plumber and electrician to make it safe when they leave.... BUT...

如果租户增加了新的内部管道和电气设备，那么当租户离开时，他们需要水管工和电工确保这些设备的安全。但...

- ▶ Its good to keep most of this in place, as your next tenant may want to use this

最好保留大部分内容，因为您的下一个租户可能想要使用它

- ▶ Especially for restaurants and Cafes, it's a large expense and you can keep it and use it, to attract a new tenant when an old one leaves

特别是对于餐厅和咖啡馆来说，这是一笔很大的开支，你可以保留它并使用它，以便在旧租户离开时吸引新租户



谁承担什么费用？ Who pays for what?

Make Good Clause 赔偿条款

- ▶ In many leases there is this clause
在许多租约中都有此条款
- ▶ Makes the tenant returns the premise to its original state, eg if it was just 4 walls and nothing else- that's what they are required to return it to....
BUT...

使租户将场地恢复到其原始状态，例如，如果场地原来只有四面墙，没有其他任何东西，这就需要租户其恢复为原样..... 但...

- ▶ If your tenant turns it to a cafe or restaurant and adds a grease trap and expensive plumbing and electricals etc...adding \$50 to \$100K in capital improvements... then that's adding value to your property

如果你的租户将场地变成咖啡馆或餐厅，并添加了隔油池以及昂贵的管道和电气设备等，也就是说增加了5万到10万澳元的更新改造费用.....那么这就是为您的物业增加价值

- ▶ You have a choice to let your tenant leave their current fit-out in the premise.

您可以选择让您的租户将他们当前的装修留在房屋内。



谁承担什么费用？ Who pays for what?

Make Good Clause 赔偿条款

- ▶ If you ask them to leave in their fit out... They may want money as a part payment towards that grease trap etc... it may be worth your while to pay for it and keep it there.

如果您要求租户离开时留下设备，他们可能想要您为隔油池等配件支付部分钱款，这些配件可能值得您为此付出代价并将其保留在那里。

- ▶ Once your tenant moves out- you can attract a new tenant much more easily, if such fittings are still present and they don't have to pay for them up front

如果存在此类配件并且租户们不必为此预先支付费用，那么一旦您的租户搬出，您可以更轻松地吸引新租户。

- ▶ New tenants will be able to get their business up and running much faster this way

新租户可以通过这种方式更快地开展业务

- ▶ And you may be able to charge a higher rent for this also

您也可以为此收取更高的租金

- ▶ Keeping the fit out can actually add considerable value to your property

保留这些配件实际上可以为您的物业增加可观的价值

