

FACTSHEET

Tips for maintaining your home



All tenants have a right to live in a home that is well maintained. Venture Housing ensures regular maintenance of your home, so it is in the best condition possible on entry. There are also things you can do that will help make your time in one of our homes more enjoyable and problem free.

Tenants are responsible for:

- ✓ Keeping the property clean
- ✓ Not causing any damage to the property
- ✓ Reporting maintenance problems early
- ✓ Keeping the property clean and free of household pests such as ants, bugs, spiders, cockroaches, wasps, mice and rats at all times
- ✓ Cleaning out gutters on single story dwellings, if physically able to
- ✓ Cleaning filters from gas heaters and air conditioners
- ✓ Replacing batteries in smoke alarms, if physically able to (chirping sound may indicate that the 9v battery requires replacement)
- ✓ Check air conditioning remote batteries for signs of corrosion caused by humidity

Managing pests in your property

Most general household pests such as fleas, cockroaches, flying insects, mice and rats can be kept under control by developing good habits, such as:

- ✓ Keep all food stored away in sealed containers
- ✓ Use a garbage can with a tight lid
- ✓ Tie up garbage bags and empty bins frequently
- ✓ Frequent cleaning in the kitchen
- ✓ Regular vacuuming
- ✓ Clean up spills as soon as they occur
- ✓ Reduce / remove clutter in the home
- ✓ Report water leaks as soon as they are noticed

- ✓ Keep drains clean
- ✓ Keep an eye out for holes that may develop around baseboards and inside cupboards.
- ✓ Turn off external lights at night (when not in use)
- ✓ Keep fly screens in good condition (do not tamper with)
- ✓ Regularly examine the outside walls and eaves (do not allow wasps to establish a nest)

Controlling mould growth

Mould is a common problem in the Top End during the wet season. Some moulds can cause health problems. They may smell musty and can grow virtually anywhere, indoors and outdoors, in and on materials such as food, furniture, fabrics, carpets, walls, paper, timber and plumbing. Controlling condensation, ventilation and temperature are the most effective ways to control mould.

- ✓ **Condensation** - Avoid conditions encouraging mould growth by using ventilation and fans.
- ✓ **Ventilation** - Reduce moisture and humidity levels by opening a window or door where possible to improve ventilation.
- ✓ **Reduce moisture** by using exhaust fans and opening windows in areas where water vapour is created such as kitchens, laundry areas and bathrooms. Use your air-conditioning on the dry setting.

Blocked drains or toilets and leaking taps

These issues can cause water damage to walls, floors and ceilings and should be reported immediately to avoid costly repairs.

See our **Repairs and Maintenance Factsheet** for more information.