



blackcommunity
HOUSING SERVICE (QLD.) LTD.

Fact sheet 11) Yard Responsibilities

Black Community Housing Service (QLD) Ltd. (BCHS) is committed to providing accessible and sustainable tenancy management and assistance services. We strive to provide access to affordable housing that will enable Aboriginal and Torres Strait Islander families to position themselves to transition over time into long-term and mainstream housing markets. Providing support and assistance to clients in understanding and meeting their tenancy obligations is a subsequent priority, to support current and future housing, social and economic aspirations for Indigenous individuals and families.

What are my yard responsibilities as a BCCHS tenant?

It is your responsibility as a tenant to look after your yard's maintenance. This will be established at the beginning of your tenancy and be written into your tenancy agreement. Coulson's Real Estate will provide you the tenant with local Council waste vouchers on behalf of BCCHS, to assist with yard maintenance and clearing/disposal requirements.

Remember, it is important when leaving the property to take note of the condition of the yard when you first move in. This should have been recorded in your Entry Condition Report. This way you will know what standard the yard needs to be at before you leave the property.

What do I need to do to keep my yard well maintained?

As a BCCHS tenant, it is important that you regularly organise to do general yard jobs to keep outside looking clean and tidy.

The nature of the maintenance will depend on the type of yard your BCCHS property has. General jobs include: mowing, weeding and all rubbish removal. Sweeping concrete areas and doing general chores to keep your yard looking reasonably clean and tidy are important.

If there are major works required, like tree lopping, then this is typically the responsibility of BCCHS as your property owners. If you think there are any special works required, for instance, if a tree has a loose branch that is posing a danger to your home or household, then you should notify Coulson's Real Estate as soon as possible, so they can coordinate with BCCHS to have this remedied.

What happens if I fail to keep my yard in a reasonable state?

It is important to be aware that local city Council bylaws can be enforced should complaints be received regarding the state of your yard. Failure to keep your yard in a reasonable condition will result in a Notice to Remedy Breach being issued. It is important that you remedy the issue and tidy up your yard within the required timeframe stipulated by the Notice.

I have further questions

If you have any further questions about yard maintenance to your BCHS property, please contact Coulson's Real Estate:

Email) Kerry@coulsonrealestate.com.au
Phone) 07 3372 9666

Note: Other tenancy factsheets are available via the BCHS website (www.blackcommunityhousingervice.org)