



A property manager's guide to tenant damage

You unfortunately may see a lot of tenant-related damage made to the properties in your rental portfolio. The table below will help you calculate any leftover value of an item damaged by a tenant.

Example

Approximately 10 square metres of 8 year old vinyl flooring is damaged by a tenant and you need to calculate a fair proportion of its replacement cost that could be attributed to the tenant or building owner. To do this, you take the effective life of the asset (10 years) and subtract the number of years of use (8 years). This means that there are 2 years remaining.

As a percentage, the asset is 80% used (8 of the 10 years) so it has 20% life remaining.

Therefore $20\% \times (10\text{m}^2 \times \$80/\text{m} = \$800) = \160 of value can be attributed to the tenant who damaged the asset. You can apply the formula to either the average rates supplied or to quotes/values you have obtained for the replacement of the damaged asset.

Asset	Effective Life (years)	Depreciation Rate (%)	Unit of Measurement	Average cost based on typical residential house / unit
Auto garage door motors	10	10.00	Each	\$845
Bench tops	40.00	2.50	m2	\$600
Carpet	8	12.50	m2	\$70
Ceiling fans	5.00	20.00	Each	\$290
Clothes dryers	7	14.29	Each	\$815
Cook tops	12.00	8.33	Each	\$1,290
Cupboards/wardrobes	40	2.50	Varies	\$1100
Dishwashers	8.00	12.50	Each	\$1,720
Doors	40	2.50	Each	\$850
Ducted air conditioning units	15.00	6.67	Each	\$12,550
Electric hot water systems	12	8.33	Each	\$2200

Asset	Effective Life (years)	Depreciation Rate (%)	Unit of Measurement	Average cost based on typical residential house / unit
Exhaust fans	10	10.00	Each	\$255
Floating timber	15	6.67	m2	\$115
Freestanding furniture	13.33	7.50	Each	Varies
Garbage bin	10	10.00	Each	\$145
Garden shed	15	6.67	Each	\$980
Gas heaters	15	6.67	Each	\$1,470
Gas hot water systems	12	8.33	Each	\$2,350
Intercom system assets	10	10.00	Each	\$940
Light fittings (excluding hardwired)	5	20.00	Each	\$100
Microwave ovens	8	12.50	Each	\$450
Mini split systems up to 20KW	10	10.00	Each	\$2,740
Ovens	12	8.33	Each	\$2,350
Paths	40	2.50	m2	\$90
Polyethylene rain water tanks	15	6.67	Each	\$2,600
Rainwater tank pumps	5	20.00	Each	\$690
Range hoods	12	8.33	Each	\$920
Rugs	7	14.29	Each	\$500
Security systems	5	20.00	Each	\$2,150
Smoke alarms	6	16.67	Each	\$185
Solar power generating systems	20	5.00	Each	\$4,200
Swimming pool filtration assets	10	10.00	Each	\$2,300
Tiles	40	2.50	m2	\$105
Vinyl	10	10.00	m2	\$80
Walls	40	2.50	m2	\$1,100
Washing machines	8	12.50	Each	\$950
Window blinds - internal	10	10.00	m2	\$120
Window curtains	6	16.67	m2	\$95
Windows	40	2.50	Each	\$400