

PREVENTING MOULD



The following information on mould should give you some understanding to how to manage mould issues.

What is mould?

Mould or mildew, mushrooms and yeast are all types of fungi. Fungi are found both indoors and outdoors and it is important to note that in any area there will be different types of mould.

How to prevent mould growing?

The best way to prevent mould growth is to remove water and moisture sources. Regular airing of rooms and opening a window while taking a shower in bathrooms with no exhaust ventilation, will help stop mould growth and keep it from coming back. Mould can in some cases stain tiles and grout, so prompt action by the Tenant should be made to address the issue.

It is the responsibility of the Tenant to notify the Agent or Lessor of any serious/extensive mould problem. If the mould is a result of an issue in the premises, such as a roof leak, it is generally the Owner's responsibility to clean the mould and make any repairs necessary to maintain the property in good repair.

If the Tenant caused the mould, they are responsible for its removal and may have to pay to repair any damage caused. Tenant caused mould may be due to them not opening the bathroom windows when showering, causing moisture to build up which creates a 'growing' environment for mould. Ongoing wet weather and or poor ventilation may also cause mould in which case the tenant is also responsible to clean.

How to remove mould

The use of soap and water to clean small areas of mould ie less than one square metre, on walls or other hard surfaces as soon as it is noticed will often remove mould. Tenants who are responsible for mould cleaning should be advised to wear waterproof gloves and ensure they clean the area fully to prevent regrowth after removal of the mould. Other industrial cleaners recommended are Exit mould or Selleys Mould remover. Clove of oil is also very affective on mould removal and is chemical free.

An example of who's responsible: if the tenant continually allowed steam to build up in the bathroom without proper ventilation and/or regular cleaning, resulting in mould, then the tenant will be liable.

