

Decorating your flat

When you move in to a new flat, you may want to paint some of the rooms a colour you like, this is completely understandable, but there are a few rules when doing this:

- **Always ask first**

Whenever you want to make a change to the property, you need to ask the landlords first whether it is okay to do so. Permission will not be unfairly withheld and if the landlords give their permission they can tell you what to do and what not to do, so you can avoid a charge once you move from the property.

- **Don't use very bright colours**

When painting a room, make sure the colour you use is not too bright. The reason for this is you want the paint to be easily covered by magnolia paint. If you leave the flat and a room is either not magnolia or you can see the colour through the magnolia paint, the landlords may charge you to paint over this.



- **We will provide Magnolia and Egg shell**

colour paint

If you are a long-term tenant and you want to refresh or your home or you need to paint the walls before vacating to avoid a charge, we will provide you with Magnolia and Egg Shell colour paint for free to paint your home. We only ask that afterwards you send us photos of the finished work for our files.

- **The walls must be the same as when you moved in when vacating**

When you vacate the property, the walls must be in the same condition, minus wear and tear, as when you moved in. During the checkout inventory, if it is found that walls have been painted another colour and left for us to redecorate to magnolia, there almost certainly will be a charge. To avoid this, make sure any painting you have done is painted over with Magnolia, for walls, or Egg Shell, for doors; we can provide this for you for free. As long as you plan, you can avoid an unnecessary charge.

- **General Painting and Decorating tips**

- Don't use a ladder

When you need to paint the ceiling, or the top of a wall and you cannot reach, you should not use a ladder. It carries a host of health and safety risks and there are better alternatives.

- Use a Paint Roller extender

To get to those high hard to reach places, use a Paint roller extender. They don't cost much and allow you to make even paint strokes from far away very easily and safely.

- Protect your possessions and the floors

Clear the area of any furniture and laydown some sheets where you are painting. This will stop any furniture and the floor from being marked by dribbles of paint.

- Thoroughly clean all walls and trim before starting

If walls are greasy when you paint them, paint won't stick there in the long term. Before you get started, always use a degreaser to clean oily areas in the kitchen or spots that are handled often. Use a lint-free rag, then fill in cracks and sand before painting.

There are several videos which can show you examples of how to properly prepare and paint walls and ceilings, please see the links below:

- 1) <https://www.dulux.com.au/how-to/preparation-and-painting-guides/interior/how-to-paint-walls>
- 2) <https://www.youtube.com/watch?v=YSDUfPUjCoo>
- 3) https://www.youtube.com/watch?v=CPbx_Ymqap0