

Private Vacation Rentals

If you're planning on renting someone's private residence for a summer getaway, there are certain precautions you should take to help ensure a safe and pleasant experience for everyone. For starters, make sure your arrangements are through a reputable third-party agency that protects your personal information. Also, be sure to enter into a proper contract. You may be able to include a cancellation clause, and you will likely have safeguards against consumer dissatisfaction. For example, if the property you book is not as described, or is lacking in function, amenities or nearby facilities, you may have recourse for compensation.

On the other hand, if you are a condo owner who wants to create income by offering your condo to guests, a legitimate agency acting on your behalf will help protect the integrity of your condo and its contents. An agency can also help you understand critical bylaws and insurance responsibilities, and may also employ screening protocols to provide a layer of security to help prevent unwanted outcomes.



Identifying Needs of New Buyers

Although many real-estate purchase decisions are affected directly by fluctuating factors out of the buyer's or seller's control, such as interest rates and commuting costs, there are other considerations that will also weigh into many buyers' decisions. These factors go beyond the buyers' core needs for location, size and relatively good repair. This means that any condo owner determined to improve the resale value of their unit need to be mindful of how renovations will attract potential buyers in competitive market situations. For example, wireless security is known to be a high priority for new buyers, as are energy-efficient HVAC systems and ever-popular kitchen and laundry appliances and bathroom upgrades.

This is not surprising when you think of how these comforts and conveniences can help ease the burden of young growing families pressed for time and budgetary efficiencies. Younger condo buyers are less likely to have additional resources to finance expensive renovations, especially if their savings are dedicated to investing in as much real estate value as they can afford in their final offer to purchase. Current condo owners looking to improve on their unit's future value can benefit from data about such buyer profiles and trending preferences. If you'd like more specific information, let's have a chat.

Addressing Condo Issues

Many condo dwellers cherish their privacy, while others enjoy the convenient company of nearby neighbours who may be like-minded. Most of the time, everyone manages to live in peaceful harmony. But, sometimes, irritations can arise and create conflict. Common issues such as noise, cooking odours and pet violations can readily disturb the most patient of neighbours. So, enlightened condo communities need to be vigilant and proactive to solve such concerns quickly for the greater good. While some might suggest approaching an alleged offending individual – assuming you're on good terms – many professionals discourage such action.

Instead, it is probably safer and less stressful to alert your condo board to your concerns, ideally on an anonymous basis, depending on your board's policy of conflict resolution. Some condo boards won't address their legal obligations to act, unless a complaint is submitted in writing. Before voicing a complaint about your condo neighbour(s), it is useful to know in advance what policies and recommended procedures your board has in place. Sometimes an official reminder in the form of a lobby note can help curtail inappropriate behaviour. If not, most concerns if handled correctly by the board, can be resolved without escalation into a confrontation.

