

FROM OUR PROPERTY MANAGEMENT TEAM



We would like to wish all our dads and father figures a very special Father's Day. We hope you enjoy time with your family, friends and loved ones.

Retirement Planning



Have you considered how much money you will need when you retire?

Take the time to sit down and work out your expenses... it may surprise you how much you really need.

Don't leave it to the last minute! The more time you give to plan for your retirement, the less stressful it can be.

IMPORTANT: This is not advice. Clients should not act solely on the basis of the material contained in this newsletter. Items herein are general comments only and do not constitute or convey advice per se. Every effort is made to ensure the contents are accurate at the time of publication. Clients should seek their own independent professional advice before making any decision or taking action. We take no responsibility for any subsequent action that may arise from the use of this newsletter. Published by THE PPM GROUP - www.ppmssystem.com

We don't want single mothers, children or sharers!

When speaking with landlords we are sometimes asked not to rent the property to single mothers, children or sharers; and instead choose professional working couples or the elderly.

As your property manager we respect that you are the owner of the property and your priority is to have the property well cared for with rent paid on time. However, it is important to be aware that under State and Federal laws a real estate agent is prohibited from taking discriminatory direction from a landlord.

An agent and a landlord are both legally liable if a complaint is made, which can result in a claim being brought before the courts with compensation awarded to a prospective tenant.

By law you cannot discriminate against: colour or race, the unemployed, children, sexuality or religion, and the list goes on...

As your managing agent, you can be assured that we do have your best interests at the forefront of our actions. However, we must be careful as to the reasons why we decline tenant applications.

From our experience we have learnt that it is not the status of a person that determines if they are a quality tenant, but the references they supply. We have had many single mothers and families with children that have been exceptional tenants. We have also had elderly tenants and working professionals who have left properties in a poor state with rent owing.



We are very hard to please during the tenant-selection process and will only choose tenants who we feel will care for the property and be able to afford the rent.

If you have any concerns about the tenant-selection process, please feel welcome to contact our office.

P.T.O. >

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The SECRET that every self-made millionaire knows...

If you speak to most self-made millionaires or read about the top 100 millionaires you will hear or read much the same thing.



They invested in property!

Many will tell you that it is during downturns that the best opportunities arise. Real estate has long been recognised as a solid investment, and the current market offers some of the best buying opportunities that we have experienced since the 1990s.

If you are serious about upgrading your home, then do it now. If you wait too long, the opportunity may be lost. ■

What is the difference between the terms median & average?



When reading stats, facts and data about real estate, whether it be the sale price or rent, it is important to know what the information means.

Median price is the mid-range value of all sale/rental prices achieved in a certain area over a given period. The average is the total value of those sales/rents divided by the actual number of sales/rents. The figure is only indicative of the past history for an area. ■



Putting more money in your bank account

Did you know that the average investors are working families?

The Australian Government is helping with the cost of educating children with an Education Tax Refund. From 1 July, 2011 this will now include school uniforms, hats, footwear and sports uniforms approved by the school.

The Education Tax Refund provides up to 50% back on a range of education expenses such as:

- Paper-based learning materials
- Stationery
- Exercise Books
- Printers
- Laptops & Desktop Computers
- Educational Software
- Reference Books

Just to name a few...

To find out what you can claim in more detail speak to your accountant or visit the website Australia.gov.au/educationtaxrefund

And remember to keep all your receipts for tax time. ■

Investment Property of the Month



Royalden Close, BORONIA
\$380,000 - \$440,000
3 BR, 1 Bath, Double Garage



Sugar Gum Crt, Narre Warren Sth
Offers over \$300,000
3 BR, 2 Bath, Single Garage



Jessica Mews, Berwick
Offers over \$580,000
4BR, 2 Bath, Double Garage

Properties Recently Rented!

Keeping you updated on the local rental market

HOUSES

Georgian Gdn, Wantirna \$465p/w

5BR, Study, 2 Bath, Double Carport

Frances St, Heathmont \$445p/w

3BR, 1 Bath, Dbl Garage, Dbl Carport

Paul Crt, Beaconsfield Upper \$420p/w

3BR, 2 Bath, Double Garage

County Dve, Berwick \$370 p/w

4BR, 2 Bath, Double Garage

UNITS/TOWNHOUSES

Miller Rd, Boronia \$280p/w

2BR, 1 Bath, Single Garage

Rosella Ave, Boronia \$330p/w

3BR, 1 Bath, Single Garage

Properties Recently

SOLD

Keeping you updated on the local sales market

Community Pde, Narre Warren Sth
\$410,000

4 BR, 2 Bath, Double Garage

Elgin Street, Berwick

\$721,000

3 BR, 2 Bath, Double Garage

Alber Road, Beaconsfield Upper
\$825,000

4 BR, 2 Bath, Double Garage

Burke Road, Ferntree Gully
\$422,000

3 BR, 2 Bath, Double Carport

Station Street, Bayswater

\$415,000

Commercial

Keeping tenants safe in rented accommodation

Energy Safe Victoria (ESV) is urging real estate agents across Victoria to work with landlords to ensure gas and electricity supply and appliances are safe in rented accommodation.

Victoria's Director of Energy Safety, Paul Fearon, said real estate agents should take a leading role in ensuring safety checks were done at rented premises at agreed intervals, which ESV recommends once every two years.

"The *Residential Tenancies Act 1997* requires a landlord ensure that rented accommodation is maintained in 'good repair,'" Mr Fearon said.

"This includes all gas and electrical appliances provided by the landlord, which must be safe to use and properly maintained.

"Failure to ensure gas and electric appliances are properly installed or correctly maintained according to the manufacturer's instructions could not only potentially kill or harm the tenants, but could cause significant property damage and expose the landlord to civil liability and potentially costly litigation. There might be also be unintended impacts on the landlord's insurance if injury or damage is found to have been caused by poorly serviced or unsafe appliances."

Mr Fearon said ESV recommended that space heaters and water heaters be serviced every two years, while cookers should be maintained on an 'as needs' basis. He also called on estate agents managing rental properties to remind owners of the

need for regular servicing of appliances by qualified professionals. Managing agents themselves could face legal problems if they did not proactively warn landlords of the possible consequences of inadequate maintenance.



TESTING A GAS HEATER WITH A CARBON MONOXIDE ANALYSER

Energy Safe Victoria and the Plumbing Industry Commission (PIC) have recently been running a community education of carbon monoxide poisoning in the home.

The campaign urges households to ensure gas appliances, especially heaters, are serviced by qualified tradespeople, such as a licensed gasfitter, every two years.

The campaign is being spearheaded by Vanessa and Scott Robinson, the parents of two boys who died from carbon monoxide poisoning at a property at Mooroopna, near Shepparton, in May last year.

Mr Fearon said carbon monoxide could be produced by faulty, unserviced gas heaters and was known as the 'silent killer' because you can't see it or smell it.

"Nine Victorians have died from carbon monoxide poisoning in the past 11 years, but it is easy to avoid if gas appliances are regularly inspected."

Mr Fearon said gasfitters across Victoria had reported significant increase in demand for servicing

while the campaign had been running – and some of them were concerned at what they had found.

"One gasfitter told us he had disconnected three dangerous gas wall heaters in two days – two of them in the same property.

"In one case, residents called in a serviceman after they found their goldfish dead in the morning after the gas heater was kept on overnight.

They were lucky it was not their children."

Mr Fearon said it was important that real estate agents and landlords always engaged qualified people to undertake maintenance at their properties as it was illegal and dangerous for unlicensed people to perform electricity or gas work.

"You should always ensure that a registered electrical contractor carries out electrical work around your property and that they have a licence issued by Energy Safe Victoria. A Certificate of Electrical Safety must also be issued when the work is complete.

"Gas appliances can only be repaired, serviced or installed by tradespeople authorised by the PIC. Not all plumbers are authorised to do gas installation or servicing work and you can check by phoning the PIC on 03 9889 2211 or 1300 815 127."

Further information on landlord responsibilities and the carbon monoxide awareness campaign are available at the ESV website www.esv.vic.gov.au

Hill Real Estate recommends all our landlords to complete a full Gas Safety Check. Our office is happy to recommend qualified gasfitters cost \$200.00 Inc GST