



# PROPERTY MANAGEMENT NEWSLETTER

Property Marketing and Management

July 2011 No. 112

**6244 5588**

1a Bligh Street, Rosny Park.  
Located opposite Eastlands  
rentals@pmmrealestate.com.au



## Rental Bonds

Refund of the rental bond (or security deposit) is the most frequent cause of dispute between landlords and tenants. The bond should never be considered as the landlord's money. In all states of Australia it is held in trust for the landlord against any future breaches of the tenancy agreement.

Four weeks rent is the bond amount. The bond must be entered on the tenancy agreement and the tenant must be given a receipt.

The bond is then lodged with the state Rental Deposit Authority. It is an offence for the landlord not to forward the bond to the state bond authority.

At the end of the tenancy, if the rent is paid up to date and there are no claims for damages or any breach of the tenancy agreement, the bond is refunded to the tenant.

## Anti Discrimination

Property Portfolio Managers often hear owners say "we do not want children" or "we do not want single mothers".

It is important to note that, under state and federal laws, real estate agents cannot accept discriminatory direction from a lessor. Both the lessor and the agent are legally liable if complaints are made.

Discrimination is an issue within the real estate industry that must be considered. In past times, there have been several claims brought before the courts. Tenants have sued the lessor/agent as they felt they had been discriminated against.

It is important to note that, under state and federal laws, real estate agents cannot accept discriminatory direction from a lessor. Both the lessor and the agent are legally liable if complaints are made.

When selecting tenants the only legal requirements that can be addressed are:

1. The number of people suitable to reside in the property;
2. The prospective tenant must be able to prove that they have and can maintain the weekly rent; and
3. The tenant must be able to prove they have or can maintain the rental property in a clean and tidy condition

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

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

It is important to understand that it is not the status of a person that will determine if they are a quality tenant, but the references they supply. We have had many single mothers and families with children that have also been exceptional tenants. We have also had elderly tenants and working people that have left properties in a poor state with rent owing.

We are very hard to please when selecting tenants and only select tenants that we feel will care for your property and maintain the rent.

Source - Property Investor Newsletter

## Increases in rent

Rent can only be increased if there is a written tenancy agreement that allows for rent increases. The owner can only increase the rent after giving the tenant notice, specifying:

- The amount of the increase the day on which the increase begins.
- Rent can only be increased:
  - 60 days after notice of the increase is given and 6 months after the last increase in rent (4 months plus 60 days), or
  - if the notice is given within the first 60 days of the tenancy, 6 months after notice of an increase, or
  - 6 months after an order from a magistrate relating to rent.

Unreasonable rent increases can be reviewed by a magistrate, who may order the owner to change the increase if it is not in line with other rents charged for similar properties in similar locations.

The Rental Guide

## Increase Your Investment Portfolio

**MORNINGTON** Gross Return of 5% (approx.)




3 This freshly renovated home captures all day sun. You can enjoy the large, easy care back yard or develop STCA. This home has a new bathroom, updated kitchen & new carpet & paint throughout. Situated in close proximity to Eastlands Shopping Centre, schools & services.

1 Buyer Inquiry Range \$290,000 - \$330,000\*

1 39 Bilinga Street

Inspection by Appointment - Contact Kay Sorman 0417 503 263

**GLENORCHY** Gross Return of 4.5% (approx.)




2 Ideally situated in a quiet street in the centre of Glenorchy, walk to shopping, transport & services. This spacious, neat & tidy unit captures all day sun & is one of only two on site. It offers a level, fully fenced, easy care yard with covered entertaining area & lock-up garage.

1 Buyer Inquiry Range \$270,000 - \$320,000\*

1 Villa 1, 7 Swallow Parade

Inspection by Appointment - Contact Kay Sorman 0417 503 263