

MCLAREN

R E A L E S T A T E P T Y L T D

Issue 13—December 2011

SERIOUS about PROPERTY

The Importance of Property Maintenance

Dear Valued Clients

The current inquest into the tragic drowning that occurred in a rental property owned by Mark Harvey is a timely reminder of why Landlords must comply with pool safety government standards and regulations. For a fee, a council building inspector will inspect your property and provide a written report on any deficiencies in the barriers and will issue a compliance report on completion of any required works. We would recommend ongoing checks by qualified tradespeople to ensure that all of the locking mechanisms are still operable in the years to follow.

Smoke alarm maintenance is another area that is the responsibility of the property owner. There is a misconception that it is the tenants responsibility however the owner must ensure there is a working smoke detector installed at the premises. For a smoke alarm to be functional, the unit itself must not have passed its expiry date and an active battery must be inside the alarm.

In accordance with the Residential Tenancies Act, a Landlord must ensure that the rented premises are maintained in good repair. Please contact your property manager should you wish for them to arrange for a council inspection of your pool or spa and/or if you would like for us to arrange for annual smoke detector servicing for your investment property.

Doug McLaren

FEATURE PROPERTY



1-4/33 STAWELL STREET KEW

**Private Sale
To Be Sold As A Whole**

A rare offering in this location. Four three bedroom apartments set on 720 sq mtrs of prime Studley Park land, surrounded by quality homes. Each apartment is approx 115 sq mtrs of living area with private terraces. Each has at least 1 car space. This building is to be sold as a whole, however it is already subdivided so we can do individual transfers if this assists the purchasers. Expected rental return \$105,000 pa approximately.

**Inspection by appointment
call Nick Whyte on
0417 131 153**

www.mclaren.com.au

McLaren Real Estate Pty Ltd
278 High Street, KEW VIC 3101
PO Box 38, KEW VIC 3101

Telephone: 03 9854 8888
Fax: 03 9853 7122
Email: mclaren@mclaren.com.au

Director and Licensed Estate Agent: DC McLaren A.R.E.I

Forthcoming

31/70 Church Street Hawthorn

Private Sale: \$499,000



Beautifully renovated 2 bedroom, first floor apartment, ideal investment property in convenient location currently returning \$410 per week

9/15 DeCarle Street Brunswick

Private Sale: \$310,000



Top floor one bedroom apartment in secure development. Well presented with fantastic light and view to the north. Currently returning \$290 per week

Recently Sold

SOLD \$950,000

12 Munro Street Kew East

Sold at Auction. An original two bedroom home in need of renovation or providing an ideal new home site.



SOLD: \$660,000

2/23 Hatfield Street North Balwyn

Sold at Auction, this comfortable and well presented, 2 bedroom 2 bathroom unit in a small development of only three.



Recently Leased

16/120 Princess Street Kew



1 bedroom apartment
Leased \$340 pw
Previous Rent \$300 pw

1/58 Peel Street Kew



3 bedroom townhouse
Leased \$550 pw
Previous Rent \$505 pw

John Cokalis



Licensed Estate Agent John Cokalis has over 30 years of real estate experience in the Boroondara district.

You can be assured of realistic and accountable advice from John who has a reputation for high ethical standards and who will listen to your property needs.

A resident of Kew for over 35 years, John can speak with conviction about the area's lifestyle benefits, his caring personality and sharp business sense makes selling and buying a stress-free experience for his clients.

Q and A

We can answer your commonly asked questions...

If my tenant is in arrears, how many days do I have to wait until eviction proceedings can commence?

A Landlord may give a tenant a notice to vacate the rented premises if the Tenant owes at least 14 days rent to the landlord.

The Landlord can make an application to the Victorian Civil & Administrative Tribunal three business days after the notice to vacate has been issued to the Tenant if the Tenant still has not paid the rent.

Once a hearing date has been set, the parties attend and the VCAT member will determine whether an order of possession is to be issued for rent arrears. Upon receiving an order of possession, the Landlord can request the police to execute the warrant of possession within 14 days.

Should you have any questions you would like raised in our newsletters please email katie@mclaren.com.au

McLaren Real Estate Pty Ltd.

For all your Residential and Commercial

Selling, Buying and Leasing Needs

SERIOUS about PROPERTY

DISCLAIMER

The information provided in this newsletter is for use of a general nature only and is not intended to be relied upon as, nor to be a substitute for, specific professional advice. No responsibility for loss occasioned to any person acting on or refraining from action as a result of any material in this publication can be accepted. Email katie@mclaren.com.au to unsubscribe.