



### Rental Department Team for 2010

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### Yesterday, Today and Tomorrow

Did you know “the best time to buy real estate was yesterday, the next best time is today and the least best time is tomorrow!”

### Inspirational Note

*“All you get from looking back is a stiff neck.”*

Phil Rawlings

## Unsafe Curtain & Blind Cords

Victorian families can now get a free blind and cord safety kit to keep dangerous cords out of the way of babies and small children, thanks to a new Brumby Labor Government safety campaign.

At the campaign launch at the Royal Children’s Hospital, Consumer Affairs Minister Tony Robinson said blind and curtain cords can be dangerous as they can get tangled around a child’s neck, injuring or even strangling them.

“The Brumby Labor Government is taking action to protect the health and safety of Victorian children by providing families with the recourses they need to keep their kids safe,” Mr Robinson said.

“Two Victorian children died last year after being strangled by blind or curtain cords and more children have been admitted to hospitals with serious injuries after becoming tangled in cords.

“To prevent further tragic deaths and injuries, we are providing a free safety kit to all Victorians so blind and curtain cords can be kept safely away from little ones.”

Mr Robinson said the Brumby Labor Government enacted a mandatory safety standard for blinds and curtains in 2008 so all new blinds and curtains with an essential safety feature to prevent babies and children getting tangled in cords.

“By offering a free safety kit to all Victorians, families with older blinds and curtains can also make their homes more safe and protect their kids from harm.” he said.

Director of Emergency Medicine at the Royal Children’s Hospital Dr Simon Young said the risk of serious harm to children from exposed loops and long blind and curtain cords was very real and strongly encouraged all Victorians to use the Government’s safety kit.

“It doesn’t take much to make your blinds and curtains safe and you may save a child’s life by taking a little extra care,” he said.

Booklets are available from our Cheltenham Office.

Ray White Cheltenham  
295 Charman Road, Cheltenham,  
Vic 3192. ■

## Neighbours & tree roots

Water restrictions and drought have changed the way we live from day-to-day. For some rental properties, this is causing a new challenge.

Like humans, trees are searching for alternate sources of water, which can unfortunately create costly outcomes.

Depending on the aggressiveness of the root system and tree type, damage to fences, pipes, and foundations can be dramatic.

Neighbours will certainly be upset if concrete starts moving, or a sewerage pipe is damaged. But what if the neighbour’s tree roots are damaging YOUR investment?

A lot of the time it’s impossible to know, which tree is causing the problem, and invariably these disputes can end up in a who pay’s for what.

Prevention though, as always, can be the cure. Here are some hints to help avoid this problem happening to your property:

1. Obtain a full report from at least two qualified plumbers.
2. Remove suspect trees and roots.
3. Have your plumber install root barriers; keeping in mind these may not stop certain types of species.
4. If a dispute arises ask the plumber to dig, exposing the roots, enabling you to track back to the source. Make sure you take photos. ■

## Happy Renting Until Next Month