

PROPERTY INVESTOR NEWSLETTER

JULY 2010

FROM OUR PROPERTY MANAGEMENT TEAM

Go Our Girls!!



Genevieve Hill is making major inroads into The Waterways Estate in Mordialloc. Genevieve has been door knocking and networking and its now all coming together. She recently sold one of the most expensive homes in The Waterways for a touch over \$1million. Keep it up.



Congratulations to **Dora Kambouris** for being accepted into the Ray White Elite Club. This exclusive Club is for the high achievers within the group. Well done Dora, we are very proud of you.



Steph Bishop is fast becoming the go to person when it comes to, off the plan townhouses. Steph has recently sold a multi unit development off the plan in Flinders Street, Mentone and has many more in the pipeline. Off the plan selling takes a lot of patience and determination, something Steph has loads of.

Landlord Fined \$3000 in racism case

The Western Australian State Administrative Tribunal has ruled that a local landlord discriminated against an Aboriginal mother and her son, awarding \$3000 to the renters.

The Tribunal was told that the mother had asked to inspect the property, after asking what nationality the inquirer was, she was told it was not available. When a friend called to inquire about the property, the Tribunal was told the landlord said: 'I have been telling people the property is taken if I don't like the tenants.' She then told the friend that an Aboriginal lady had enquired about the property adding: "These people are not reliable and do nasty things to each other."

The Tribunal also heard that the landlord said she was not taking Indians as tenants either! The Tribunal awarded a total of \$3000 for the 'hurt and humiliation suffered' by the mother and son.

IMPORTANT NEWS!!

From the 1st July the State Government levy on waste has taken effect.

As such the privately run transfer stations/tips have increased their fees markedly.

Previously, a standard mixed waste load (Green waste with any other items is charged as mixed) would have seen a maximum charge of \$60 per trailer load.

As of 1st July 2010 the change in prices on this same load will see a tipping charge of approx \$110 per load.

Special note should also be made of the fact that many items (commonly found in end of lease cleanup scenarios) are also charged on an individual basis on top of the trailer load charge.

Examples are Mattresses \$30 per item

Car wheels and tyres \$20 each

E-Waste (TVs, Computers, LCDs) \$20 per item.

This increase in tipping fees will be past on and directly reflected in all jobs requiring removal of any material (including lawn clippings).

And please remember the above costs are before anytime is charged by the gardener for collecting, transferring, and unloading at the tip site.

HAPPY RENTING UNTIL NEXT MONTH!!