

October 2013 Update

Toddler's Death Spurs Warnings of Loose Cords

Landlords are being reminded of the dangers of dangling blind cords following the tragic death of an 18-month old child in Port Stevens.

Laura and Clinton Mackay's son died after choking on cords attached to the vertical blinds in his bedroom.

The couple are now warning others about the dangers of cords.

"Society goes above and beyond in keeping kids safe but something so simple, you just don't think about it" Ms Mackay told the Port Stevens Examiner.

"Ideally we would like Jack to be the last to die from something that can be prevented so easily"

The incident occurred on August 22nd at the family home. Mr Mackay had put Jack down for a nap. Just before 2.30pm he checked on the boy in his cot and found him with the beaded cord around his neck.

Mr Mackay called emergency services who rushed to the home. Paramedics performed CPR on Jack before he was taken to John Hunter Hospital where he was pronounced dead.

On its website NSW Fair Trading has urged parents and carers to take steps to remove the threats to your children and babies posed by existing curtain and blind cords.



"Most people don't give a second thought to the cords used to open and close curtains and blinds" it said.

"Yet overseas and Australian cases reveal that these seemingly innocent items are capable of strangling young children and babies".

Investment Property of the month:



12/39 Flinders Street Mentone

Style Surprise and so Much More

Get set for a style surprise on one of Mentone's best streets! This superior villa unit has been renovated with super style to offer polished hardwood floors through a spacious 2 bedroom plan. Featuring a streamlined s/s appliance modern kitchen, robes in both bedrooms & a designer bathroom with stone-topped vanity, this quality unit is optioned up with extras inside & out. In the bathroom, a full bath is additional to a glass-screened separate shower. In the kitchen a servery window extends living outside to a north-facing state-of-the-art decked courtyard. With reverse-cycle air-conditioning plus gas heating for added comfort, a European laundry, new instantaneous gas hot water system & a lock up garage, even the location is value-added with a choice of station within easy reach, the beach within a walk & local shopping around the corner.

Contact: Peter Konidaris 0421 274 996
peter.konidaris@raywhite.com

Price: \$420,000-\$460,000

Estimated rental: currently rented at \$400 pwk



This December you can make a difference to less fortunate families in our community by delivering a Christmas gift to our giving tree

Proudly run by Ray White and Rotary, all you need to do is purchase and wrap a gift for a child, then pop the gift under the tree in our Ray White Cheltenham or

a little **Ray** of giving

Dingley Village offices. Tell the Ray White team if it is for a boy or a girl and their age and your gift will be delivered by Rotary to a local family who will appreciate the gift to lift their festive season.

Start giving from 1st December.

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What makes a Tenant pay More?

In a competitive property market, renting is becoming a serious long-term choice for many Australians. So what do tenants look for in a rental property?

In a recent realestate.com.au survey, here's how they responded:

Air conditioning

We might be the sunburnt country but we hate being hot. Air conditioning came top of every renter's wish list. While most experts agree installing reverse-cycle air con won't substantially increase your home's sale value, it definitely makes it more appealing to tenants, so landlords can often charge slightly more for a place with air con. With Summer becoming more intense a prospect each year, it makes sense that keeping cool is a premium.

Pets

Coming a close second was pet friendliness. Most respondents said they would be willing to pay an extra bond if they could have a pet.

Clean and Tidy

It doesn't have to be the Ritz, but a well looked after and well presented property is likely to attract more interest and command higher rents. Make sure your place doesn't turn renters off before they sign the lease.

Modern Bathroom and Kitchen

Prospective tenants now days place a lot of emphasis on having a modern bathroom and kitchen. Judging by the comments, dishwashers are also very attractive—we all like a little luxury and convenience.

Maintenance

Another hot topic was property maintenance. It worries both landlords and renters, with property managers and agents often becoming the ham in the maintenance sandwich. Both landlords and tenants expect good service for their hard earned money.

In it for the Long Haul

Many renters complained about the disruptiveness of having to move too often, not to mention the costs associated with cleaning, removalists and more. In parallel, however, is a trend that sees some renters wanting the freedom to rent month-to-month on ultra-short leases. Paying for flexibility seems key.

The Great Outdoors

A garden or outdoor space was a top priority and some said they'd pay even more if a landlord included garden maintenance or lawn mowing.

Storage

Garages, carports or off street parking, sheds and built in storage are all high on people's list.

Some of our New Listings:



12 Bayville Drive, Dingley Village



12/39 Flinders Street, Mentone



6/11 Garfield Street Cheltenham



12 Shelford Grove, Dingley Village

Beware—Deceptive Phone References

Victoria Police recently raided an apartment and found more than 150 mobiles used to help fool landlords and property managers into renting properties to drug "cooks". Each mobile was labelled with a persons name and attached to another mobile with a company's name, according to Detective Sergeant Tim Moreland.

It was a "very organised" system that enabled the suspects to verify employment and other details submitted in rental applications, Det Sgt Moreland said.

He warned property managers to be vigilant when calling referees, and not to assume they were genuine. The apartment also contained many other tools organised criminals use to lease a property these days: post office box keys, high quality fake IDs, templates for fake documents, genuine credit cards in fake names and computers. Drug cooks tended not to stay in any one property for an extended period, although cannabis growers stayed longer.

If you are suspicious that a property you are inspecting may have been used as a clandestine laboratory, you need to be aware chemicals and associated equipment are extremely dangerous, he said, adding "our advice is to get out and call 000. Do not touch anything.

Warning signs include unusual packaging, bins with unusual contents, liquid or powder residue, plastic containers, bottled liquids, hand-written notes or receipts and pots and pans containing liquids or other unusual substances.

UNTIL NEXT MONTH, HAPPY RENTING!