

February 2014 Update

TENANTS BREAKING THEIR AGREEMENTS ARE ON THE RISE.....

During the past 12 months we have noticed a change in the number of tenants wanting to break their Tenancy Agreement.

This is predominately due to the economy. Some reasons that tenants are requesting to break their Agreement are due to:

- Tenants being relocated for employment
- Loss of employment placing the tenant in financial hardship
- Personal or family issues or purchasing their own home

When a tenant signs an Agreement it is binding (in most circumstances) for the term of the agreement i.e. 6-12 months.

However, legislation does provide a tenant with the option to break their agreement by stating that "A landlord cannot unreasonably refuse a tenant to break their Agreement"

If a tenant requests to break their agreement there are responsibilities and obligations that must be fulfilled by the tenant.

The tenant is responsible for:

- The payment of rent until another tenant is found
- The payment of reasonable letting costs in securing a new tenant
- Any other compensation required for breaking their agreement

Once we are notified of the tenant request it is important for our agency to carefully manage the process to avoid potential risk situations of the property becoming vacant with no tenant. It needs to be clearly stated in writing to the current tenant that their request to break the Agreement will not be authorised or their obligation under the Agreement and paid ALL monies (rent and bond) in advance and in cleared funds.

There have been situations in the past where a current tenant has been released from their Agreement and the new incoming tenant has changed their mind with no bond security paid.

When managing every process of the tenancy our focus is always to protect your investment, maximise your income and optimise capital growth.

If a tenant does request to break their Agreement our property management team will discuss this promptly with you.

HAVE YOU BUDGETED FOR THE UNEXPECTED?

There are some things that can be planned and some that are just unexpected. If your hot water system had to be replaced, a major pipe blockage had to be repaired or the dishwasher ceased to work, could you afford the cost?



The best way to plan for the unexpected is to be prepared. Many of our Landlords have set up a separate savings account where they deposit a weekly or monthly allowance to cover property repairs and maintenance costs as well as renovations and item replacement costs.

Take the time to work out a budget that works for you and set a little extra

2/350 Charman Rd,
Cheltenham Vic 3192

03 9584 8288

cheltenham.vic@raywhite.com

6 Pauline Avenue
Dingley Village Vic 3172

03 9551 3533

dingleyvillage.vic@raywhite.com

Investment Property of the month



5 Moonrise Close, Waterways

Wake up every morning to a view over the lake. Situated on the water's edge, this exquisite Porter Davis residence boasts four distinct living zones and four bedrooms all on one level. Combining thoughtful design and exceptional finishes, it's the ideal destination for the discerning buyer.

Elegant marble tiles interspersed with timber inlay are a highlight of the entry hall, as is the soothing colour palette throughout. To your right you'll find the open-plan master bedroom. It's reminiscent of a five-star suite, with its sitting area, his and her walk-in robes and oversized en suite with twin vanities.

Further along the hallway there's a study and a formal living area, both overlooking the delightful enclosed al fresco dining area. The formal dining room also overlooks this space and is wonderful spot to share a meal with family and friends. A wall of sliding glass doors slide away to allow access to the manicured side garden.

The well-designed kitchen will delight the family chef with its Blanco 900mm oven and cook top, masses of cupboard space and sweeping stone breakfast bar. There's also a family room, a spacious theatre room and, in the children's wing, three generous bedrooms (all with built-in robes) and a light-filled family bathroom with separate bath, shower and toilet.

Extras include plantation shutters throughout, ducted heating, evaporative cooling, ducted vacuum, alarm, two enormous water tanks, a practical laundry with plenty of storage and a double lock-up garage with built-in shelving.

Call Genevieve Hill on 0423 094 639 or 9584 8288

Approximate rent per week \$750.00

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Ray White

Cheltenham / Dingley Village



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REQUEST TO CHANGE DETAILS

We often receive requests from Landlords wanting to change their details such as:

- Telephone numbers
- Email addresses
- Postal address
- Bank details

If you would like any details updated we ask that you submit this request in writing with your signature so that we have a record on file.

With regards to change of bank details this must also be in writing but we will require a signature of all registered property owners to action this request.

There have been cases in the past where couples or business partners who have separated and one party has requested a changed of bank details for the deposit of rent without the other party being aware.

Muesli slice

With the holiday period ending having a muesli slice ready for work and school is a great way to start the busy year.

Ingredients

- 2 cups natural untoasted muesli
- 1 cup self-raising flour
- 1/2 cup dried apricots, roughly chopped
- 1/2 cup sultanas
- 3/4 cup brown sugar
- 180 grams butter
- 1/4 cup honey
- 2 eggs, lightly beaten
- 100 grams milk chocolate (optional)



Method

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| Step 1 | Preheat oven to 180°C. Grease and line a 3cm deep, 16cm x 26cm (base) lamington pan. Combine muesli, flour, dried fruit and sugar in a bowl. |
| Step 2 | Place butter and honey into a small saucepan over low heat. Stir constantly until butter is melted. Cool for 5 minutes. Add butter mixture and eggs to muesli mixture. Stir until well combined. |
| Step 3 | Spread mixture into prepared lamington pan. Bake for 30 to 35 minutes, or until a skewer inserted into the centre comes out clean. Allow to cool in pan. |
| Step 4 | Place chocolate (if using) into a small heat-proof bowl over a saucepan of simmering water. Stir with a metal spoon until melted. Spoon chocolate into a small snap-lock bag. Snip corner off bag. Drizzle chocolate over slice. Allow to set before cutting into squares. |

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UNTIL NEXT MONTH, HAPPY RENTING!

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Happy Valentine's Day
FROM OUR

PROPERTY MANAGEMENT TEAM

**14th FEBRUARY
REMINDER**

Take this time to say

Happy Valentines Day

To someone special
and make them smile

On Valentines Day
We think of those

Who make our lives worthwhile,
Those gracious
Friendly people who
We think of with a smile
I am fortunate to know you
That is why I want to say
To a rare and special person

Happy Valentines Day

Josh Bartlett
Getting your finance
back on course...

LoanMarket 
home finance brokers

0402 235 001
josh.bartlett@loanmarket.com.au
4/107 Tulip Street,
Cheltenham 3192

Ray White

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