

FROM OUR PROPERTY MANAGEMENT TEAM

Q&A: Strata by-laws

Strata by-laws can sometimes affect the value of a property and may even prevent potential tenants from applying to live in an investment property.

One common example of this is a by-law which forbids pets in the complex. So how can we address this issue?

The first thing to do is to carefully read the exact wording of the by-laws. Many by-laws do not actually state that pets are forbidden, but that approval must be given by strata. This approval cannot be reasonably withheld.

If there is a by-law which you wish to change, a 75% vote in favour of the change must be met at a general meeting. It's a good idea to talk the issue over with other owners within the complex prior to the meeting so that you can discuss any issues they may have.



IMPORTANT: This is not advice. Clients should not act solely on the basis of the material contained in this newsletter. Items herein are general comments only and do not constitute or convey advice per se. Every effort is made to ensure the contents are accurate at the time of publication. Clients should seek their own independent professional advice before making any decision or taking action. We take no responsibility for any subsequent action that may arise from the use of this newsletter. Published by THE PPM GROUP - www.ppmssystem.com

Scammers and super savvy "professional tenants"

From EBM industry news

Landlords and property managers in some of Melbourne's ritziest suburbs have been scammed by a conman who spent nearly five months in a series of luxury houses without paying rent – to the tune of more than \$22,500.

The Real Estate Institute of Victoria (REIV) warned members convicted conman Joshua Peter McIntosh had the "airs, graces and trappings of a person of substance" and used a number of pseudonyms, according to a report in *The Sunday Age*.

"The gentleman in question... is very good at his chosen profession, having well and truly sucked in some experienced property managers and at least one landlord along the way," the REIV warned.

His alleged methods included cancelling credit card or Bpay payments for the bond and first month's rent after obtaining keys or to sweet-talk managers into allowing access to the property after claiming family tragedy or processing delays then failing to pay any rent.

Joshua denies wrongdoing but the Victorian Civil and Administrative Tribunal disagrees, with orders he pay more than \$22,500 rent outstanding on luxury properties he "rented" in Brighton East, Hampton and St Kilda for periods ranging from 39 to 69 days.

EBM Insurance Brokers General Manager, RentCover, Sharon Fox-Slater said the case held a number of lessons for property managers: "Never judge a book by its cover, never hand over keys without confirming money has cleared, always request high quality ID from applicants and – if things do go wrong – go to court sooner rather than later."

Queensland property management consultant, Jade Guilmartin, told *RentCover* about another "professional tenant", who contacted the owner direct with an offer to "buy", failing to pay a deposit and promising to make up lost rent at settlement – which never occurred.

IN THIS ISSUE

- Scammers and professional tenants
- A common mistake – DIY
- Anti-discrimination reminder
- Property depreciation report



INVESTMENT TIP: A COMMON MISTAKE DIY

If you are whiz with a paint brush then by all means, spruce up the walls of your own accord. But don't tackle large-scale renovations yourself unless you genuinely have the skills to get the job done. You can't be an expert at everything you do, so stick to what you're good at – and take advice from those in their chosen professions. It is also important to be mindful that anyone attending to repairs or maintenance at the property must be insured and licensed to do so.



TENANT SELECTION Anti-Discrimination Reminder

When selecting a suitable tenant it is important to ascertain through reference checking that the tenant can afford to maintain the weekly rent and care for the property.

As part of our reference checking processes we interview property managers, employers, friends and family to gather information about the tenant. We conduct national tenant database searches to ascertain if they have been listed as a defaulting tenant and we collect documents to verify their identification as well as to substantiate the information supplied on their application form.

We are very thorough in the process of choosing the most suitable tenant for the property.

At times we have received requests from owners stating that they do not want single Mums, sharers or other instructions relating to the status of the tenant.

It is important to be aware that there are strict federal legislative guidelines that prevent owners and managing agents from discriminating about the status of a tenant. There are large fines that can be imposed.

During the tenant selection process we ask that you be mindful of these laws.

PROPERTY DEPRECIATION REPORT

Are you claiming the full tax benefits on owning your investment property?

As a property investor you are entitled to tax benefits with the fixtures, fittings and appliances that form part of the property.

The amount of tax benefits and when they can be deducted can vary. If you have not done so already make a call to your accountant to discuss how you can save money at tax time. ■

Chill out with Sudoku

Every row & column, and 3X3 box, must contain the numbers from 1-9. Good luck!

			2	8		7	
			3				8
		8			1		4
	4					7	6
	8		7	5	6		4
5	7						1
9			8			6	
8					9		
	2		5	4			

JUST LEASED

6/1-3 Tay St	- \$330 p/w
32/19 Adderton Rd	- \$320 p/w
6/23 Campbell St	- \$320 p/w
2/4 Wylde St	- \$410 p/w
50 Bradley Dr	- \$550 p/w
7 Tudor Pl	- \$685 p/w
2/11 Robert St	- \$360 p/w

FOR SALE



64 Cardinal Ave West Pennant Hills

This five bedroom family home features open plan living and lots of space on approx. 835sqm land. Includes separate living, dining and study areas and a guest bedroom downstairs.



30 Murray Farm Rd Carlingford

This single level three bedroom family home is set on the high side with a generous block of over 900 sqm of land and 20 meters frontage.

It is conveniently located to schools, transport and shops.