



QUIRK
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pty. Ltd.

tenancynews

ISSUE 035 **SPRING 2011**

A complimentary newsletter prepared exclusively for our Tenants as an update on Property Management issues and our Real Estate office.

We don't wish to be intrusive. If you do not wish to receive future editions of Tenancy News please contact us and we will immediately remove you from our mailing list.



Jessica Thomas



Rita Robinson



Tenneille Hawke

WHAT HAPPENS AT THE END OF A LEASE?

There are two common questions regarding this issue: Firstly, can't I simply move out at the end of my lease? Secondly, doesn't my fixed term agreement automatically get renewed? The answer to both questions is no. As standard procedure, our Office will first obtain the Landlord's instructions prior to the end of the lease agreement. Tenants are then contacted in order to ascertain their intentions beyond the lease expiry date.



If you intend to vacate the property at the end of your lease, you are required to provide 28 days notice to vacate as required by Section 235 of the Residential Tenancies Act 1997. A further fixed term must be offered and or negotiated – lease agreements are not automatically renewed. In the event that a further fixed term agreement is not negotiated you will either be provided with a notice to vacate or the tenancy will automatically convert to a periodic agreement. It should be noted that a periodic agreement is subject to the same terms and conditions as the original lease and the requirement to provide 28 days notice to vacate remains.

DAYLIGHT SAVINGS 2011

Daylight Savings in Victoria starts at 2:00am on Sunday, 2nd October 2011. At 2:00am we will move clocks forward one hour to 3:00am. The start of daylight savings is also a timely reminder to change your smoke alarm battery. Maintaining smoke alarms and changing the batteries is essential to preserve their effectiveness. Don't wait until the alarm starts beeping to change the battery. Fire Authorities recommend the start and end of daylight savings as opportune times to do so with the slogan "change the clock, change the smoke alarm battery." Remember – only working smoke alarms save lives.

from the property management department



Welcome to the spring edition of Tenancy News. It has been international financial markets that have dominated world news recently including the very public battle between the Republican party and United States President Barack Obama over their debt ceiling. Thankfully, the crisis was averted when Congress lifted the US debt ceiling to USD300 trillion but the situation sent further tremors through already fragile world markets. At home, our Prime Minister & Treasurer are talking up the strength of the Australian economy and there has been intense national debate on the introduction of the new carbon tax. All the while, the local share market has taken a battering, auction clearance rates in major capital cities are down and there is increasing speculation of an interest rate cut. In this edition we give details of an alert issued by the ACCC regarding a carbon tax scam; explain what happens at the end of a lease agreement and provide a timely reminder to take care during magpie breeding season. We trust you enjoy our latest offering of Tenancy News.

Kind Regards... Jessica, Rita and Tenneille.

OFFICE NEWS

Office Closure

Our office will be closed on Tuesday, 1st November for Melbourne Cup public holiday.

Farewell

On 20th August 2011 we said farewell to Jess Brenton of our Sales Department. Jess has been with us for almost four years, joining us upon completion of her VCE exams in November 2007. Starting off at reception, Jess spent most of 2010 in Property Management before venturing into sales. We wish Jess all the very best with her future endeavours as she pursues new opportunities interstate.

Tenancy News online

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REPORTING MAINTENANCE

Maintenance at a rental property is not just the responsibility of the Landlord. As a tenant you have an obligation to report details of maintenance or damage to the property. Early reporting has a two-fold effect. Firstly the issue is fixed and secondly, further damage to the property is avoided. Section 62 of the Residential Tenancies Act 1997 requires a tenant to report maintenance/damage "as soon as practicable". Do not wait until your next routine visit to report any maintenance or damage. Not only are you in breach of the Residential Tenancies Act 1997, you may find yourself with a bill for any additional repair costs incurred by the Landlord as a result of your failure to report the issue.

Tenancy News Online

In an effort to reduce our impact on the environment, we are encouraging receipt of your quarterly newsletter, Tenancy News electronically.

Registering is easy! Simply call our Office on 5623 6062 or email us at info@qre.com.au.



CARBON TAX COMPENSATION SCAM

Carbon Tax - It's been the subject of intense media coverage and national debate and now SCAMwatch has issued an alert regarding scam calls offering to pay carbon tax compensation directly into your bank account or asking survey questions about the carbon tax. How the scam works:

- You receive a call from a scammer claiming to be from the Federal Government or a Federal Government department.
- The scammer will ask for your bank account details, possibly including passwords, in order to pay a carbon tax compensation payment into your bank account.
- Reports are that the scammer will offer \$5,000 in compensation, however this amount may vary from call to call.
- The scammer may ask you if you would like the compensation paid via a direct deposit or via cheque.
- If you give the scammer your bank details and passwords they may gain access to your money and any personal details which are linked to your bank account.
- Some scam callers may also claim to be running a survey on the incoming carbon tax.

How to protect yourself:

- If you receive a phone call out of the blue asking for your bank account or personal details, or claiming you need to pay money to receive a compensation payment, hang up immediately.
- Be alert to scam survey calls which ask for personal and financial details.
- The Australian Government will never call you to ask for your bank account details or to offer you carbon tax compensation.
- If you're not sure that a call is a scam you can check by independently using official contact details, never use phone numbers or email addresses provided by the caller.
- NEVER provide or confirm your personal details over the phone unless you made the call using details you found yourself and you trust the other party.
- If you think you have provided bank account or credit card details to a scammer, contact your bank or financial institution immediately.

SCAMwatch is a service run by the Australian Competition and Consumer Commission (ACCC) and provides information to consumers and small businesses about how to recognise, avoid and report scams. You can report scams to the ACCC via the SCAMwatch website – scamwatch.gov.au or by calling 1300 795 995.

MAGPIE BREEDING SEASON

For most of the year magpies are friendly creatures with a generally docile nature. There are certainly plenty of them in our local area this year. However, that can all change for the 7-8 week period of magpie breeding season. During this time, which usually occurs from late August to November a small number of magpies may become aggressive and swoop passers-by. National Parks & Wildlife Service (NPWS) says that whilst being swooped by a magpie can be alarming, it is mostly bluff. Magpies have a natural instinct to protect their young, and will swoop when they feel threatened. There are a few simple and effective steps you can take to protect yourselves from swooping birds:

- Avoid known nesting sites if possible.
- Wear a helmet or broad-brimmed hat to protect your head.
- If on a bike, dismount and walk away quickly; and finally
- Don't provoke the birds – the more they are annoyed, the worse they will become.



COMING UP

September 2011

1-30: Prostate Awareness Month

4: Father's Day

5-11: Landcare Week

21: International Day of Peace

29: World Heart Day

October 2011

5: World Teacher's Day

7: National Walk to Work Day

9-15: Mental Health Week

24: Pink Ribbon Day

31: Halloween

November 2011

1-30: November

11: Remembrance Day

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