

ESPRESSO

Your shot of
property management
news for September 2011



WHAT YOU NEED TO KNOW ABOUT DIGITAL TV

Digital TV has been spoken about for a long time. We are now in the midst of the changeover from analogue to digital, some regions including parts of SA, QLD and VIC are already completed. Before the end of 2013 all analogue television signals will be turned off.

The Australian Government has decided to change for various reasons, mainly due to overseas television programs being increasingly produced in the digital format: for Australia to keep up with the rest of the world, we need to make the change.

Further benefits include freeing up the space for the National Broadband Network (NBN) and increased viewing and function experience for users.

So, what does the change mean for Property Investors? Ultimately, you may need to install a new antenna.

A quick way to find out if your property is receiving a digital signal is to see if your tenant receives digital-only channels such as ABC2 or SBS2, provided they have a DigitalTV or a digital set-top box.

If they don't get either of those channels with a DigitalTV or set-top box, the first thing to consider is whether a working antenna has been provided to the tenant

as a part of the current tenancy agreement, if it is stipulated in the agreement then it is your responsibility as a Landlord to upgrade the antenna to meet the new requirements.

Fortunately, the Antenna Installer Endorsement Scheme currently provides a government approved nationwide list of Antenna Providers (<http://bit.ly/nPHggr>) who will inspect the property and provide free advice as to whether the antenna does need to be changed. A free quote can be made available if a change is necessary.

If your property is a unit or apartment, then the Body Corporate or Strata Manager should be looking into whether the building is digital ready now, as it can be a lengthy process obtaining every owners approval.

If your antenna is 'digital ready' then there is nothing for you to do, bar advising your tenant that they need to invest in a DigitalTV or purchase a digital set-top box. Set-top boxes can be picked up as cheaply as \$30 from your local electronics or department store. Alternatively, they could consider a subscription television service, such as Austar or Foxtel, which are both digital ready. As an aside, they should note the connection types on the



TV as they differ between TVs and set-top boxes. A wide range of connectors are readily available also.

For a comprehensive set of resources and a breakdown of the changeover process you should check the following website www.digitalready.gov.au or speak to your property manager about facilitating any change.

BRAIN TEASER

Two mothers and two daughters were fishing. They managed to catch one big fish, one small fish, and one fat fish. Since only three fish were caught, how is it possible that they each took home a fish?

(Answer on page 2)



For Sale \$499,500
7/12 Bank St, Wollongong
Golfer's Delight!

With a unique design, this 2 storey, 3 bedroom apartment overlooks Wollongong Golf Course with fantastic ocean views. Features include: Open plan living room | Stylish timber kitchen with stainless steel appliances including dishwasher & gas cooking | Two good size bedrooms with built-in robes upstairs | Ensuite to master bedroom | The lower level offers the option for a third bedroom, office or additional living area with powder room | Internal laundry | Swimming pool onsite | Single basement car space. With Summer on the way, it's the perfect time to move into the City Beach precinct.



Phone 4228 8400 to organise your inspection.



www.citybeachproperties.com

(From page 1)

The fishing party consisted of three people. A grandmother, a mother, and a daughter. The mother is both a mother and a daughter.

DID YOU KNOW?



A desert is defined by its lack of annual rainfall – less than 254mm per year. Antarctica, at that rate, can be counted as desert, rivaling the Sahara desert for lack of rainfall.

EMILY ASKS



DOES A LANDLORD HAVE TO PROVIDE TELEVISION RECEPTION TO A TENANT?

The answer to this questions all comes down to what chattels the property contains in regard to provision of television reception.

If the chattels are not visible at a leasing inspecting, then there is no requirement for you to provide television reception.

Is there an antenna at the property? Are there one or more television sockets inside the property?

Many prospective tenants inquire as to whether there is subscription television available at the property. If subscription television has existed in the property in the past, does not mean that it is still available today. A safe answer to the question is to refer the prospective tenant to the subscription provider to make their own inquires.

If either of these questions can be answered yes, then the inspecting tenant will assume the property has functioning television reception. In much the same way as having a dishwasher in the property, it is assumed that it is in fully working order.

If there is actually no television reception at the property yet, an old antenna exists and some sockets are inside the property, remove them before leasing the property.



eco tip

When buying frozen food consider that it uses TEN TIMES MORE ENERGY to produce and store over fresh and loose foods. Not only are you doing the environment good, but if you buy local produce, you are keeping the locally economy strong too. Bonus!