

## **WATER USAGE CHARGES [NEW LAW INFO]**



In the recent months Pretti Real Estate have been bringing to the attention of our Landlords the importance of recent changes for charging your tenants water usage and what it means for you!

With recent information provided by NSW Fair Trading a few questions have been answered regarding these changes and they have clarified some grey areas.

You will need to install water efficiency devices **PER tenancy** if you wish to charge your tenant water usage. If you do not want to charge your tenant usage then the efficiency devices are not needed.

Water Efficiency devices are given a WELS star rating based on the average flow rate that the device produces. (More info can be found on [www.waterrating.gov.au](http://www.waterrating.gov.au))

There is no requirement to provide any reports from a licensed plumber or the water supply authority certifying that the property is "Water Efficient," however if you choose to conduct the water efficiency measures yourself you must be able to provide any receipts of materials bought, packaging, warranties or instruction manuals to help show that the changes were done properly with the correct devices installed.

We have found a rare few cases where some tenants are willing to sign a document to advise that they are happy to continue paying water without having the water efficiency test conducted; this cannot be done. Under the tenancy law a landlord cannot pass on water usage unless the water devices are installed. The tenants may need to be properly informed of the benefits that the devices will have on their usage charges.

The water efficient devices do not need to be placed on every tap in the property. The showerhead, the kitchen spout & the bathroom basin tap must all have the devices

placed on them and there must be no leaks found on the premises at the time that that the property is deemed "Water Efficient".

Your property must have a separate water meter. Therefore if you are currently splitting bills, the new law states that this no longer can be done and you are required to either stop charging water or install another separate meter.

**If a landlord chooses not to have the water efficiency test done then we as the Agent will not be passing on any water usage bills as we could fall in breach of the professional rules of conduct under the Property, Stock and Business Agents Regulation 2003. This Regulation states that we as Agents must act honestly, fairly and professionally with all parties involved in a property transaction.**

Therefore, we urge our owners to organise the installation of these water saving devices quickly and before the mandatory date of January 2012 or before a new lease commences—whichever comes first.

# JUST LEASED / SOLD PROPERTIES (July & August Results)



## FAIRFIELD HTS & GREEN VALLEY OFFICES

## COMMERCIAL PPTY

Atkinson St, Liverpool (\$400)	Station St, Fairfield (\$380)
Nile St, Fairfield Heights (\$450)	Polding St, Smithfield (\$300)
Sherritt Pl, Prairiewood (\$550)	Macleay St, Potts Point (\$360)
Leigh St, Merrylands (\$400)	Parer Ave, Middleton Grange (\$550)
Brickfield St, Nth Parramatta (\$400)	George St, Nth Strathfield (\$550)
Echo St, West Hoxton (\$500)	Burdett Cres, Blacktown (\$340)
Innisfail Rd, Wakeley (\$420)	St Anne St, Merrylands (\$330)
Eton St, Smithfield (\$430)	Bathurst St, Liverpool (\$385)
Arnold Ave, Green Valley (\$420)	Waterside Cres, Carramar (\$270)
Brigalow Ave, Casula (\$390)	Vine St, Fairfield (\$320)
Corbin Ave, Quakers Hill (\$390)	George St, Liverpool (\$270)
Hardy St, Fairfield (\$290)	Bluff Street, Green Valley (\$390)
Turbott Ave, Harrington Park (\$565)	Eva Avenue, Green Valley (\$390)
Market St, Moorebank (\$300)	Corvus Road, Hinchinbrook (\$400)
Malcolm Ave, Mt Pritchard (\$400)	Batlow Ave, Heckenberg (\$370)
Dowland St, Bonnyrigg Hts (\$450)	Tantani Ave, Green Valley (\$480)
Bourke St, Smithfield (\$290)	Gladstone Close, West Hoxton (\$490)
Guildford Rd, Guildford (\$280)	Taylor's Road, Silverdale (\$430)
Centennial Prk Court, Wattle Grove (\$455)	Caulfield Cres, St Johns Park (\$430)
Dandenong Close, Bossley Park (\$300)	Wilson Road, Green Valley (\$430)
Meredith St, Bankstown (\$350)	Hadlow Avenue, Glenfield (\$430)
Morris St, Merrylands (\$395)	Matthews Avenue, Punchbowl (\$300)
The Horsley Dr, Wetherill Park (\$340)	Ettalong Road, Greystanes (\$420)
Koorinal Ave, Woongarah (\$460)	Exeter Road, Kemp's Creek (\$540)
Bobart St, Parramatta (\$370)	Whitford Road, Green Valley (\$390)
Pitt St, Parramatta (\$380)	Crayford Crescent, Mt Pritchard (\$370)
Rossini Dr, Hinchinbrook (\$440)	Canberra Road, St Johns Park (\$440)
Memorial Avenue, Liverpool (\$360)	Musgrave Crescent, Fairfield West (\$440)

Hume Rd, Smithfield	\$1916.16
Bartlett St, Ermington	\$1500.00
Wetherill Park Market Town	\$2296.66

### FEATURE PROPERTY



**269 Green Valley Road, GREEN VALLEY**  
Great Location, Great Investment!

*Well presented 3 bedroom duplex with built ins, ensuite to main, separate lounge and dining, tiled downstairs, extra toilet in laundry, single garage, split system air con to lounge, pergola at rear, alarm, internal laundry, close to school and transport.*  
**[Currently Rented at \$395pw]**

**For Sale: \$360,000—\$380,000**  
**Inspect: By Appointment**

## RECENT PRETTI SALES

**6 Colville Place, Bonnyrigg Heights**

**5/10-12 Fairlight Avenue, Fairfield**

**13 Sullivan Street, Fairfield West**

**64 Hinchinbrook Road, Hinchinbrook**

**14 Tooma Place, Heckenberg**

**33 Keppel Circuit, Hinchinbrook**

**79 Beckenham, CANLEY VALE**

**44 Kihilla Street, Fairfield Heights**

**121 Stella Street, Fairfield Heights**

**35 Earl Street, Canley Heights**

**49 Avoca Road, Canley Heights**

**51 Prairievale Road, Bossley Park**

**ARE YOU INTERESTED IN THE SALE VALUE OF YOUR HOME OR INVESTMENT PROPERTY? ARE YOU READY FOR THE NEXT STEP, THE NEXT MOVE?**

**“With our growing sales team & our new professional coach trainer motivating our salesmen, expect a fantastic outcome to any Pretti Sale!”**

**WHETHER YOU ARE LOOKING TO BUY, CONSIDERING SELLING OR YOU JUST NEED SOME HANDY & PROFESSIONAL ADVICE FROM A LOCAL AGENT, WE WELCOME YOU TO CALL US TO MEET WITH YOU FOR AN OBLIGATION FREE MARKET APPRAISAL.**

**[ [www.prettirealestate.net.au](http://www.prettirealestate.net.au) ]**