

THE SILLY SEASON IS APPROACHING!



Hi All,

The Holidays sure have crept up on us quickly this year and before we know it the silly season will soon begin.

We have been a bunch of busy bees this year with record high results and high tenancy turn over.

We have implemented many new procedures to coincide with the new Tenancies Act 2010 as well as attended and organised many training sessions within the company so all staff understand the new changes.

As usual, you can trust that Pretti Real Estate are on top of it all with you having nothing to worry about.

Our Sales Agents as well as our Property Managers have been showing some fantastic results as well for 2011.

We look forward to a new and challenging 2012 along with our cliental and feel that it will be a great year for the market.

We will try our best to make sure that your tenants pay all their rent up to date and cover the Xmas period closure for those who pay in the office. With many years of holiday closures; it has become second nature to Pretti and our PM's know the drill!

We wish you a Merry Christmas and a wonderful New Year.

WATER EFFICIENCY

We will again bring to our landlords attention the urgency of organising your water efficiency upgrades if you have not done so already.

The Property Managers have been busy with posting out reminder letters for those owners who have not yet complied.

Remember that this must be done before **January 31st 2012** otherwise you will **not** be able to charge your tenants water usage.

We as an agent can not invoice your tenants any water bills if the upgrade has not been completed after this date.

Remember; no more bulk billing your tenants, if you choose to pay your bills and send them in for us to invoice them; they must be in before 30 days of the issue date on your bill. If not; the tenant has the right to dispute the bill.

Please contact your property manager to discuss this further and/or to have us organise our plumbers to attend.



OFFICE HOLIDAY CLOSURE

Pretti Real Estate will be taking a little break over the holiday period; a bit of a breather if you will from a very successful year! Please see below our office trading hours for both our Fairfield & Green Valley offices;

CHRISTMAS HOLIDAY TRADING HOURS

CLOSED: Friday 23rd

Dec 2011 (5pm)

REOPEN: Tuesday 3rd

January 2012 (9am)

We offer an emergency number for tenants with any urgent repairs needing done over the break, so rest assured we can handle the matter for you. If you feel you need to contact us with an emergency regarding your property please feel free on 0429 773 884.

STAFF LEAVE:

Len & Melina Pretti:

25/11/11 to 5/12/11 & 15/12/11 to 3/01/12

Stephanie Pretti: 15/12/11 to 3/01/12

Mona Selman: 07/12/2011 to 9/12/2011

Fernando Papa: 20/01/12 to 10/02/12