

TENANT NEWSLETTER

SPRING 2010



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GETTING YOUR BOND BACK QUICKLY & EASILY

When you vacate a property, our goal is to return your bond to you as soon as possible. We do not gain anything by trying to withhold your bond from you, as all bond money is held with the Residential Tenancies Authority.

You can assist by following your Entry Condition Report. You are required to leave the property as you found it. This means attending to carpet cleaning, flea treatment inside and out (if applicable), internal and external pest control, ensuring that the house is cleaned fully inside, the lawns are mowed, edges done, gardens weeded, all light bulbs working, any damages have been repaired professionally, all battery operated remotes are working and verticals and/or curtains are clean and working. If you require a detailed list this can be obtained by contacting our office.

Moving house is a big job and sometimes it can be hard to give a 100% effort in leaving the property in tip top condition, as some things can be missed.

If you need assistance, we can refer you to some good house cleaners, mowing companies etc.

Ph: 3800 3322
Fax: 3800 3311



WHAT TO DO IF YOUR SAFETY SWITCH TURNS OFF

If you are unsure why the safety switch has turned off, simply turn the safety switch back to the ON position. If it will not turn on it indicates a fault is still occurring in your home. Please follow these steps:

1. Unplug every appliance in the home and garage. This includes the refrigerator, dishwasher, range hood, central heating unit and all other appliances. IT IS VERY IMPORTANT that you remove the plug from the power point, not just switch off the power point.
2. Turn the safety switch ON after you have completed step 1. Plug in and then turn on each appliance, one at a time. The safety switch will turn off if a faulty appliance is plugged in and turned on.
3. If your safety switch will not turn back on after step two is completed, you may have a fault in your wiring system. Report this to your Property Manager immediately.

As the fault may be isolated to a particular circuit, switch off all circuit breakers and turn the safety switch ON. Switch each circuit breaker on, one at a time. The safety switch will turn off when the faulty circuit is turned on. This will restore power to the areas of the house without a fault, while you wait for the problem to be attended to.

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KERBSIDE COLLECTION

Twice a year Logan Waste Services in partnership with the Waste Contractor, undertakes a kerbside collection for larger waster items.

Make sure your waste is put out before 6am on the Monday that your collection is scheduled. Wastes should be presented no more than seven days before that Monday that your collection is scheduled. Following are the commencement dates for combined hard/green waste collection.

Browns Plains, Regents Park , Heritage Park	13/09/10	21/03/11
Hillcrest, Boronia Heights, Forestdale	20/09/10	28/03/11
Munruben, Park Ridge South, North Maclean, South Maclean, Greenbank, New Beith	27/09/10	04/04/11
Jimboomba	04/10/10	11/04/11
Waterford West, Park Ridge	18/10/10	09/05/11
Marsden, Crestmead	30/08/10	07/03/11
Slacks Creek	23/08/10	28/02/11

What can I put out for collection?

Green waste is limited to tree and shrub prunings, palm fronds, leaves and grass clippings. Prunings and palm fronds must be tied and bundled.

Hard waste includes items such as stoves, and household articles that can be carried by two people.

How should I present the waste?

Combined Green and Hard Waste Collections

Green waste and hard waste must be presented in two separate piles: one for **Green Waste** and one for **Hard Waste**.

Green Waste

Prunings and palm fronds must be cut into 1 metre lengths and tied into bundles for easy loading. Use a natural string to tie your bundles rather than plastic ropes or wires. Use cardboard boxed to store leaves and grass clippings.

Hard Waste

Items should be no larger than 2 metres wide, 1 metre high and 1 metre deep. Two men should be able to load your waste in 5 minutes.

Leave unwanted materials neatly on the kerbside. Be sure that your waste does not obstruct pedestrian traffic and is not placed on top of water metres.

Please see the Logan City Council website for items that are not allowed to be placed for collection.
www.logan.qld.gov.au

LOGAN WEST LEADER BUSINESS ACHIEVER AWARDS 2010

Thank you to all our valued clients who voted for us in this years Business Achiever Awards.

1st October 2010 is the big night so we will keep you updated on the outcome!

