



“Our aim is not to be the biggest agency but to be the best”

Candice Crosby, Neil Giles, Sharon Hildrew
Jamie North, Candice Levey

BROWNS PLAINS REAL ESTATE WELCOMES JAMIE NORTH & CANDICE LEVEY TO THE TEAM

As many of our clients would be aware there has been a change in our Property Management department.

Jamie North & Candice Levey bring with them a fresh new approach and we feel that all our clients will benefit from the recent changes.

Jamie commenced her career in real estate as receptionist/ sales support in 2007. Jamie took an interest in the Property Management side of the industry and was promoted to Property Manager in 2009.

Jamie enjoys her role and strives to achieve successful outcomes for all her clients. Jamie has been with Browns Plains Real Estate for a short period but since starting with the office has solved many issues with efficiency.

Jamie is a great communicator and looks forward to speaking with all her landlords in the near future.

Candice is our bright, fresh faced receptionist always ready to greet you with a smile on her face. She has recently joined our team bringing with her a positive attitude and 5 years of local real estate experience.

Candice enjoys being part of our team and finds great satisfaction in assisting our customers and clients.

TIME TO COOL OFF

As the weather warms up, the Residential Tenancies Authority is receiving enquiries from tenants and lessors/agents about air conditioner repairs and in particular, whose responsibility it is to maintain them. The RTA is hearing that some tenants are starting their agreement in winter, not checking that the air conditioner is working when they move in and are now realising it is not working.

So what does the Act say?

The Residential Tenancies and rooming Accommodation Act 2007 (states that lessor/agent must ensure the premises are clean, fit to live in and that all inclusions, including air conditioners, where installed, are in good repair.

The Act also states that a special condition can't contravene the Act so a clause stating that the tenant is responsible for the air conditioner is not allowed.

In cases where lengthy repairs need to be carried out the tenant may be able to negotiate a rent reduction. This amount is reached by mutual agreement.

The Act says a rent reduction can be negotiated where the amenity or standard of the premises decreased substantially, other than because of malicious damage caused by the tenant. In other words, so long as the air conditioner wasn't intentional, the tenant may be able to negotiate a rent reduction, if the repairs are not done in a reasonable time.

IMPORTANT NOTICES

Saxon hot water systems have gone into liquidation. No repairs for Saxon units will be available and all warranties will be void. If a problem arises with a Saxon unit replacement will be required.

All owners wishing to lease a premises with a non-shared pool will be required to have a current Pool Safety Certificate prior to entering into or renewing a tenancy agreement with a Tenant for the Premises. **There are no further exemptions to this.**

GAS SAFETY BEWARE CARBON MONOXIDE

The Residential Tenancies Act requires a landlord to ensure that rented accommodation is maintained in good repair.

"Good repair" includes all gas appliances provided by the landlord. They must be safe to use and properly maintained. Landlord responsibilities relating to gas appliances:

- Ensure only licensed or registered gasfitters carry out all gas fitting work;
- Before re-letting, ensure all appliances are safe and any unsafe appliance is repaired or removed;
- Ensure all gas appliances, pipework and flue systems are maintained in safe conditions;
- Ensure all ventilation openings are clear and unobstructed;
- Ensure all pipes are sealed correctly if an appliance has been removed;
- Record all safety checks and details of work carried out on a gas installation.

