

Reticulation

As of September 1st all reticulation systems are to of been switched back on for the summer months ahead.

Hand watering must be done before 10.00am and after 5.00pm or reticulated systems must be before 9.00am and after 6.00pm. You are only allowed to use the reticulation system on your allocated watering days which you can find on the Water Corporation website:

<https://www.watercorporation.com.au/Help-and-advice/Watering-days/Find-watering-days-or-report-a-breach/How-we-determine-your-watering-days>

On the spot fines can apply if you are found watering on your un-allocated watering day.

If you are finding you are having blockages or issues with the water coming from the sprinklers, please ensure before reporting the issue to our agency that there is no sand or grass blocking the sprinkler/s.

If you have checked this and are still experiencing issues with the system, please contact your property manager straight away as failure to report the maintenance within 2 days could in turn cost you money for lawn replacement/treatment or plant replacement if they are not watered adequately.



Paperless Property Condition Reports

Here at Peter Bruhn & Associates we have been going **GREEN** over the last 12 months. One of the many steps we have taken to help reduce our carbon footprint, is by reducing the amount of paper we are using. One of our big paper guzzlers was Property Condition Reports (PCR's). We have introduced paperless PCR's which are great for the environment but also so much more convenient for you.

All new tenants over the last eight months have received a paperless PCR. This paperless PCR is sent to you via email which has a link to the report. The paperless report allows you to add your comments and photos as well as sign the document within the specified time frame. It also sends you friendly reminders when the due date is getting close.

When completing a PCR, it must be returned within 7 days of you receiving it. It is a good opportunity for you to add your comments which will be taken into consideration when it comes time to vacate. The he new paperless option it is all completed electronically, meaning you do not need to worry about hand writing each comment and hand delivering the report back to our office.

When making a comment on the report it is also required to attach a photo to show evidence of the discrepancy for all parties to see when it comes time to the Final Bond Inspection. We have just recently completed a video series on our youtube channel answering FAQ's around PCR's. Videos can be found on our Facebook page www.facebook.com/PeterBruhnAssoc or on our YouTube Channel (Peter Bruhn & Associates).

The winter season that has just passed was one of the wettest years on record! Meaning with spring now if full force there will be plenty to do around the gardens.

As always, before your next inspection please ensure all gardens are healthy, free from weeds, leaf debris and pet belongings.

With shrubs and bushes, please ensure these are cut back away from pathways, eaves and windows. If you require assistance with this please get in touch with your property manager and we can advise of some contractors.

Please ensure you report any trees that are growing close to powerlines or gutters or pose a potential safety risk.



Rent Reviews

Unless you have been hiding under a rock you will know Perth is currently experiencing a rental boom! This has resulted in a high demand for rental properties and the evidence shows it won't be slowing down for the next 12-18 months.

What does this mean for rents?

Owners who have been sacrificing lower rent for their investment property for the last five years, are now able to increase their rental return to match the current market standards. There are rules in place around rent reviews and increases, if you are unsure we recommend you refer to your lease agreement.

Rent during a fixed-term tenancy can only be increased if the lease agreement specifies how much the rent increase will be or the method of calculating the rent increase is shown (eg by CPI). If the rent is able to be increased, it can take effect no sooner than six (6) months after the commencement of the tenancy agreement or the date of the last increase. The Lessor must give at least 60 days' notice of the increase.

You can find this information on page 3 of your lease agreement.



RENT INCREASE

In the case of a periodic tenancy (see "TERM OF AGREEMENT") any rent increase will be no sooner than 6 months after the commencement of this tenancy agreement and the date of the last increase. The lessor must give at least 60 days notice of the increase.

Note: If rent is calculated by reference to income, the requirement to provide a notice of rent increase only applies if the method of calculating the rent is changed.

In the case of a fixed term tenancy (see "TERM OF AGREEMENT") the rent increase will be

THE TENANT IS AWARE THAT UNDER SECTION 30 OF THE RESIDENTIAL TENANCIES ACT 1987 THE RENT CAN BE INCREASED EVERY SIX (6) MONTHS DURING THE PERIOD OF TENANCY. IF THIS WERE TO OCCUR THE METHOD OF CALCULATION WOULD BE NO MORE THAN 10%.

[insert maximum increase or method of calculating increase, e.g CPI or percentage]

and take effect no sooner than 6 months after the commencement of this tenancy agreement and the date of the last increase. The lessor must give at least 60 days' notice of the increase.

Note: For fixed term lease agreements exceeding 12 months, refer to Part C for details of subsequent rent increases.

A periodic (no pre-determined finish date) rent increase can occur at six-monthly intervals (but no sooner) and Tenant/s must be given at least 60 days notice in writing. The notice of the increased rent amount should provide you with details of the amount of the increase and the day it will take effect.

Have questions? Contact your property manager for a confidential chat.