

artation

Changes to Water Charges ...

As of the 1st of April 2008, Landlords have the right to charge their tenant for the use of all water, if the property is Wels 3 rated (dual flush toilets, aerators on taps & water saving shower heads).

Our plumber conducts water audits for the cost of \$154.00. A compliance certificate stating that the property is Wels 3 rated is required before the tenant can be charged. Once we have a certificate on file we can begin to charge the tenant for water use from the start of the next bill.

The owner is still responsible for water access.

We can also put the Unity Water account & rates notice through our accounting system and pay it on your behalf from the incoming rent.

Let the property management team know if you would like us to action the above. If you would like us to pay the rates & Unity Water accounts, please contact the creditors and have them redirect the accounts to Artation.

New Rate Levy ...

Moreton Bay Regional Council has introduced a new levy for non owner occupied properties, as a Landlord this will affect you. You will see this new levy on your next rates notice.



Quick Tip ...



Vacant rental properties can be the biggest unexpected expense for Landlords each year. When a property is neat, tidy and realistically priced, it will generally attract a tenant within the first fortnight of marketing.

Many properties that are over priced sit vacant for weeks or even months, potentially costing the owner thousands of dollars in lost rent. In most cases a small reduction in the advertised rent amount can ensure a suitable tenant is found more promptly to ensure minimal loss on the landlords part.

While there are other factors that also contribute to extended periods of vacancy, this is by far the most common issue for vacant properties.

Easter Giveaway!

As a valued Landlord, you will automatically go into the draw to win a delicious chocolate Easter hamper!

The draw will take place on Wednesday April 20 and the winner will be notified by phone and featured in next months newsletter.

Good luck!

