

COVID-19 - BUSINESS AS USUAL

Our service to you remains our top priority while we implement measures to protect the health and well-being of our clients, staff and community. We have invested in technology and resources that enable us to work from home, take calls, access data and information as well as continue receiving and responding to emails. Our rental team are contactable during business hours (9.00am – 5.30pm) on the below phone numbers:

Erin Skerry	0448 444 994
Kathryn Sammut	0433 145 369
Kristy Nikoloska	0407 776 079
Emili Pelaic	0430 951 046
Amy McIntosh	0416 233 999



A message from our Director - Sarina Mancini

Our thoughts and prayers go out to every person who has or may be impacted by the coronavirus. We remain focused on supporting our clients to successfully navigate through these unprecedented conditions. This is a time to stand strong and support each other.

Are You Covered? The Importance of Landlord Insurance.

We often mention the importance of landlord protection insurance as it provides peace of mind in the event of the unexpected.

Landlord protection insurance helps to cover loss of rent, property damage, owners' contents and public liability. Each insurance provider has different policies and terms, as well as different levels of cover for different circumstances.

It is important to know what your insurance policy covers you for. Often the insurance that banks offer, do not have the same cover that specialized landlord protection insurance providers do – so don't get caught out.

Given the current climate surrounding Covid-19 now is the time to check up on your policy. If you don't have one, its time to take the necessary steps to get cover immediately. We recommend to all owners that they are covered by landlords insurance.

We recently had a scenario where a landlord went to claim under their insurance policy to find out that it had lapsed as they had forgotten to renew. This is why we remind you above that now is the time to check your insurance policies in full.



HOTTEST NEW LISTINGS IDEAL FOR INVESTORS:

10 Edmonton Avenue, Truganina
3 BED 2 BATH 1 CAR



31 Lincoln Heath Boulevard,
Point Cook
3 BED 2 BATH 2 CAR



New Laws On Pets Now In Place

The Victorian Government will be implementing 139 new rental laws which will take effect from the 1st July 2020

Some of these things include

- what rental minimum standards will look like
- modifications renters can make to rental properties
- Updates to some forms for renters and rental providers.

Watch this space for more information on these changes.

NEW LAWS ON PETS NOW IN PLACE

As of the 2nd March 2020, new laws have been put in place to make it easier for renters to have a pet at a rental property. They will need to have written permission from the rental provider (landlord), and rental providers can only refuse permission with approval from the Victorian Civil and Administrative Tribunal (VCAT).

If a renter has had a pet prior to the 2nd March 2020 the above is not applicable.

HOW IT WORKS

If a renter wants to bring a pet into the property they must request the rental providers (landlords) consent in writing by using the Consumer Affairs Victoria pet request form.

REFUSING CONSENT

- A landlord cannot unreasonably refuse consent to a renter wishing to keep a pet.
- If a landlord wants to refuse they have 14 days to apply for a VCAT order from the tribunal
- If the landlord does not apply to VCAT within 14 days of receiving the written request the pet is deemed to be accepted in the property
- Before VCAT makes a decision they may consider the following factors (type of pet, character and nature of the property, whether refusing consent to keep the pet on the property is allowed under any act)

IF A RENTER BRINGS A PET WITHOUT CONSENT

If a rental provider believes that the renter is keeping a pet without consent they may apply to VCAT to exclude the pet from the property.

More information can be found at consumer.vic.gov.au

HOTTEST NEW LISTINGS IDEAL FOR INVESTORS:

*9 Prominence Boulevard,
Tarnait*

2 BED 1 BATH 2 CAR



4/41 Grieve Parade, Altona

2 BED 1 BATH 1 CAR



5/112 Pier Street, Altona

**COMMERCIAL – FREEHOLD
(CAFÉ) 2 BATH 2 CAR**

