



Property Management

NEWS

CHANGES TO YOUR WATER BILL FOR 2017-18

What are the changes?

Each year, our prices are reviewed and set by the State Government, as part of the State Budget process. In making its decision, the State Government considers the cost to provide water, wastewater and drainage service and the impact any changes will have on you, our customers.

From 1 July 2017, water use and service charges will increase by 6% on average. This means an increase of about \$1.86 each week for an average metropolitan household.

How exactly is the rate calculated?

We use the rateable value of your property to calculate the sewer and drainage charges.

The rateable value is based on the annual rental value of your property, which is what you might receive if you leased out your property, or by a percentage of the vacant land value.

Landgate Property Valuation Services provide this figure.

The calculation of a rateable value for a residential property is based on a number of factors, such as:

- Location
- Proximity to services (schools, public transport, shops etc)
- Age and functionality
- Additional facilities
- Provided accommodation
- Size and area
- Age of property

How can we be sure the charge is up to date?

Properties in the metropolitan area are re-valued every 3 years, and regional areas are re-valued on a recurring basis dependent on local governments.

There is also a process each year, which assesses properties that have had additions or improvements done.

If you wish to find out some more information, visit watercorporation.com.au/pricing

FRESH WATER THINKING 

WHATEVER YOU DO, JUST DROP 

PROPERTY MANAGEMENT INDUSTRY UPDATE

Did You Know? We held 73 viewings in August. Our vacancy rate is 5.4% where as the industry average is sitting at 7.6% and we have leased 116 properties in 2017!

relax . celebrate . enjoy



MOULD & YOUR RENTAL PROPERTY

Consumer Protection receives many enquiries from tenants about the presence of mould in their rental properties.

Tenants are often concerned about the impact of the mould on their health, and the failure to remedy the problem.

Mould can grow in homes during the wetter months when conditions are damp, dark and poorly ventilated.

Mould can grow in bathrooms, kitchens, cluttered storage areas, wall and roof spaces and behind furniture.

Mould can also cause unpleasant odours and damage to building materials, contents and structures, which may lead to expensive maintenance or management costs.

Some common sources of moisture in the home include:

- surface water leaking into a building
- rain leaking in through a roof or walls
- poor ventilation
- showering, cooking and boiling without adequate ventilation (exhaust fans/open windows)
- use of clothes dryers and gas heaters without adequate ventilation
- indoor plumbing leaks

So, as a Lessor, what exactly is your responsibility?

Under tenancy law, the lessor must:

- Keep your rental premises in a reasonable state of repair;
- Meet building, health and safety requirements; and
- Ensure repairs are undertaken in a reasonable period of time.

Remember you could be in breach of the rental agreement if mould develops as a result of not attending to maintenance matters reported by the tenant, such as

- Damp walls caused by plumbing issues;
- Broken exhaust fan or wall-mounted heating unit; or
- Leaky roof, broken pipe or flood damage.



Disclaimer

This newsletter has been prepared by Northside Residential. Every effort has been made to ensure the contents are accurate at the time of publication. Northside Residential takes no responsibility for any subsequent action that may arise from the use of this newsletter.

Northside Residential
Joondalup
Unit 4, 80 Grand Boulevard
Joondalup WA 6027
P: 08 9300 2283
F: 08 9300 1854

Northside Home Loans
Northern Suburbs
Steve Langoulant
(Mobile Consultant)
M: 0402 158 676
E: lang@iinet.net.au

FREE Suburb Reports

Want a market update for your investment property?

SMS your suburb name to 0417 989 045 for a FREE Suburb Report



Get Social with us!



Follow Northside on Social Media Today!

CS LEGAL

9301 4422

Teresa Wise

Licensed Settlement Agent

CS

LEGAL



northside
RESIDENTIAL

0402 158 676

HOME LOANS

Steve Langoulant

Licensed Mortgage Broker

Aust Credit Lic 384993 | Auth Credit Rep 390983

