



AN IMPORTANT READ FOR INVESTMENT OWNERS

AMENDMENTS TO THE RTA & MINIMUM SECURITY REQUIREMENTS

The Amendments to the Residential Tenancies Act that are coming into force on July 1st 2013 introduce minimum security requirements for residential rental properties.

Landlords will have 2 years from 1st July 2013 to comply for an existing tenancy, but for a new tenancy the property must comply immediately from the time the new lease is entered into.

The minimum requirements are as follows:

Main entry door: a deadbolt/deadlock (if there is a lockable security screen door compliant with Australian standards already fitted, then the landlord will not be required to retrofit a deadlock).

Other timber entry doors: a deadbolt/deadlock, or a patio bolt if a deadbolt cannot be fitted.

Glass external doors: patio bolt (if there is a deadbolt handle set or a lockable security screen compliant with Australian standards already fitted, then the landlord will not be required to retrofit a patio bolt).

Windows: lockable from the inside (this will not mean having to install keyed window locks, but that window latches, closers or locks are fitted and are in working order to reduce the risk of a window being forced open from the outside).

External lighting: a light at the main entry that can be operated from the inside.



The requirements for locks to entry doors do not apply where the door or window is situated on the second storey or above in apartments and multi storey homes.

Exemptions will also apply to properties listed on the State Heritage Register and to properties situated on land zoned rural. In these instances a reasonable level of security is to be maintained.

Penalties for breaching this section of the act without a reasonable excuse \$20,000 fine.

If you require any further information in regards to the amendments to the Residential Tenancies Act please contact your property manager, as we can help organise to get your property up to standards.

relax . celebrate . enjoy



DID YOU KNOW?

WE OFFER INCENTIVES FOR REFERRALS!!

Northside Residential is proud to announce that we have broken a record for the number of new property managements that we have signed for the 2012-2013 financial year.

We would like to take this opportunity to thank you, our loyal customers for making this achievement possible, as we couldn't have done it without you! A large proportion of our new managements have come directly from word of mouth marketing from our current landlords. Our property management department has obtained an exceptional reputation within the industry for our high standards and high levels of customer service, of which we are extremely proud.

In achieving this goal, we have been better able to service the high demand for rental properties being experienced in Perth, and grow our business, allowing us the ability to maintain our costs and charges at our current rates for you. In addition to this benefit, we have also been able to reward our referring landlords and all stemming from your generous support.

The purpose of this newsletter is to ensure you are aware of this special offer. Now you're thinking what's the catch? And the answer is simple. There isn't one.

All you have to do to take advantage of this offer is recommend our professional Property Management Services to anyone of your family, friends, work colleagues or acquaintances that own an investment property, and if after meeting with one of our Senior Property Managers they are happy to utilise our services, and sign a 12 month management agreement, we shall arrange for you to receive your **\$200 referral fee shopping voucher!**



If you would like any further information regarding this offer, then please do not hesitate to contact us on 9300 2283.

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.

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Landlord Insurance

Are you fully & correctly insured?

If you are not sure give us a call to discuss the best options for you.

Why not compare your current policy with Landlord Specialist such as Terri Scheer, AON & EBM to make sure you are getting the best possible cover for your investment!

