



ISSUE

JAN – FEB

2021

# THE INVESTOR

## SMOKE ALARM COMPLIANCE

### IS YOUR PROPERTY SAFE?

Did you know that every landlord in Australia has a responsibility to ensure that their rental property is fitted with the required number of working smoke alarms under the Australian Standards (AS) 3786 and must be installed as per the Building Code of Australia?

There are also slight modifications from state to state under the federal smoke alarm legislation requirements.

The primary compliance requirements for the management of a rental property in each state is to ensure:

- The smoke alarms installed are working and compliant with the required standards.
- The placement and location of the smoke alarms in the property are compliant with the required standards.
- The smoke alarms are regularly maintained and tested as per the required standards.

Failure to comply with smoke alarm legislation can result in fines, but more importantly, unnecessarily lost lives should a fire take place in a property due to non-compliance.

With the complexities of federal and state smoke alarm standard codes and the constant changes in legislation, we strongly recommend that you leave the management of smoke alarms to the experts, who are up to date on legislation requirements and have the reminder systems in place to inspect and make sure that your rental property is protected.



## THE RENTAL MARKET HANG IN THERE... TIMES ARE CHANGING

### LET'S CLOSE THE DOOR TO 2020

It was a challenging year for many families, businesses, tenants, and landlords, whom all faced uncertainty and stressful times across the nation.

In moving forward into 2021, while there is still an underlying level of uncertainty, the property market data and rental indicators are positive, indicating that most capital city vacancy rates are stabilising and even reducing in some areas, resulting in increased weekly rents.

While states affected by border restrictions or lockdown conditions are still catching up in growth, the good news is that many parts of Australia are experiencing a resurgence in the property market with rental property demands on the rise, which has resulted in tenants struggling to secure properties.

Market analysts and research continues to support opportunities and growth, suggesting potential substantial increases in rental income (outside of the diminishing COVID-19 impacts from rental moratoriums).

While we close the door on 2020, we need to understand that COVID-19 has changed the world. How we think and how we live our lives has impacted how and when we shop (increases in e-commerce business models with people now buying online more) and how and where we live (increases in people choosing to re-locate for lifestyle changes with the option of working from home).

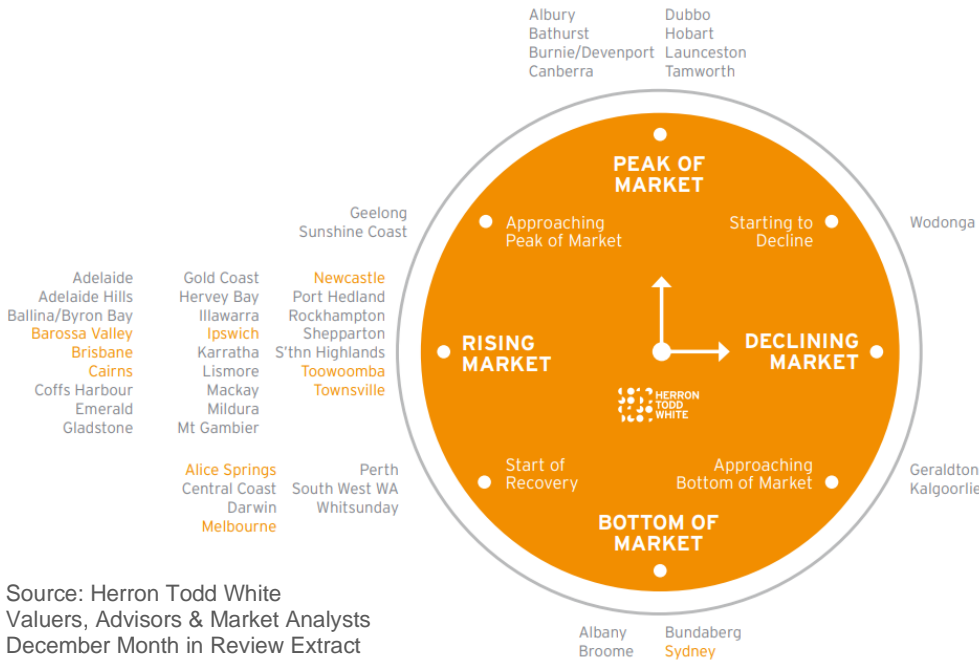
Now more than ever, we need to keep up to date and be aware of the ripple effects within the property market to be one-step ahead.

The National Property Clock shared in our newsletter is an excellent snapshot of what is happening within the property market.

CALL US ANYTIME TO ASSIST YOU WITH YOUR INVESTING QUESTIONS & NEEDS

# TIKTOK | THE NATIONAL PROPERTY CLOCK

## SNAPSHOT MARKET UPDATE | THE HOTSPOTS



Source: Herron Todd White  
Valuers, Advisors & Market Analysts  
December Month in Review Extract

## DO NOT ENTER A Friendly Reminder

It does not matter how friendly you are with your tenants... if you want to enter your rental property (the tenant's home) at any time, you must do so in accordance with legislation that sets out precise requirements relating to certain notice forms that must be issued and notice period timeframes that will vary depending on the reason for entry.

If you would like to inspect your property, please contact our agency, and a member of our team will organise this on your behalf. You also need to consider that you may be required to give the tenant up to seven (7) days' notice in advance in some situations to enter the property.

## VALENTINES DAY | FEBRUARY 14

If you have a special loved one or admire someone, do not forget to make a reminder of the 14<sup>th</sup> to send them a small gift or card on Valentine's Day.

If you are not great with words... then use ours.

*"You are in my thoughts and my heart wherever I may go, and on Valentine's Day, I'd like to say I care more than you know."*

## SECURITY BREACH OF DATA | BEWARE.

Another timely reminder as it is happening more and more.

Unauthorised credit card payments appearing on statements, online scams, ransomware designed to shut down businesses, and the latest concern is hackers and software that quietly sits within a computer network (sometimes for years) extracting data, information and even taking over email accounts to send messages that appear to be from the actual business they have hacked.

## IMPORTANT LANDLORD NOTICE

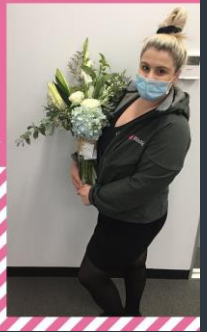
You will never receive an *email* from our agency requesting personal information such as contact details or bank details. We will always telephone you directly and ask that any changes are in writing and signed by the requesting party. It is important that you regularly check all statements and notify our agency immediately if you ever suspect a fraudulent transaction or email.

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## RISTIC NEWS!

HAPPY WORKVERSARY  
GEORGIA!

Congratulations on  
4 years at Ristic



New blog post:

Setting goals for a positive 2021

Click on the link below to read more

<https://risticrealestate.com.au/setting-goals-for-a-positive-2021>

CONSIDERING  
SELLING?



Call or email and we can keep you updated on the current value of your home.



p: 03 9436 0888  
e: reception@risticrealestate.com.au

## SUDOKU COFFEE BREAK

Every row & column, and 3X3 box, must contain the numbers from 1-9

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	9					1		
			8					
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Fusun Ristic  
Director of  
Property  
Management