



JUST A TASTE...

- Wording has been simplified to make it easier to understand.
- Penalties have been significantly increased.
- The term 'Property Manager' is now defined in the Act.
- A number of forms will have a prescribed content and only the prescribed content can be used.
- Contracting out of the provisions of the Act will be prohibited.
- Completing property condition reports will be mandatory.
- All residential tenancy bonds will be lodged with the Department of Commerce.
- The repair of essential services will need to be arranged within 24 hours
- A nationally consistent approach to the regulation of residential tenancy databases is

VL Property Partners are starting their 3rd financial years Trading on 1st July, thank you very much to everybody who has shown faith in us, it means a great deal. We are intent on giving the best service possible to our owners, and think it is timely now to ask you for some feedback.

- ◇ How do you feel about emails? Do you prefer personal contact? I do, and would always choose to call a Client rather than Email, unless work practices don't allow use of phones.
- ◇ Would you like more Sales information? Perhaps a current market appraisal of your Investment Property? Let us know
- ◇ Can you think of anything that would assist us to improve our services to you? We really want to know...Please get in touch, visit our new contact form on the website, or as I prefer Call.....

Val - 0400740225

or

Lynn - 0425566444

REIWA Real Facts

Week ending 26 Jun 2013. Real Facts is also available on REIWA's iPhone app

Property Sales for Perth

Last Week			
House	Units	Land	Total
679	171	140	990
4 weeks ago			861
Same week last year			1,003

Top Selling Suburbs

North of River		South of River	
Perth	25	Thornlie	19
Scarborough	15	Baldivis	17
East Perth	14	Canning Vale	16

Property Listed For Perth

Listed For Sale			
House	Units	Land	Total
5,914	1,711	1,289	8,914
4 weeks ago			8,725
Same week last year			12,731
Listed For Rent			4,077
4 weeks ago			3,677
Same week last year			2,612

3 Months to May 2013

Median Rent: \$470/wk
Vacancy Rate: 2.7%

Source: reiwa.com data

DOING OUR BIT FOR THE ENVIRONMENT

As from the end of July we will be emailing statements to our Owners, unless we hear that it doesn't suit you. If you prefer printed copies please let us know. You also may be pleased to know that most Tenants have agreed to all communication by email.

DE-MYSTIFYING THE CHANGES TO THE RESIDENTIAL TENANCIES ACT

A fixed term Tenancy must be prepared on a prescribed form 1AA

It must state a start and finish date and the length of time a tenant has agreed to stay in the property. Rent can only be increased during this time if the original lease states the amount and date of the increase and only after the first 6 months has expired. Although a fixed term tenancy has an end date it does not automatically terminate on the end date unless either party provides the other with a minimum of 30 days notice of termination.

Following the expiry of the fixed term lease a new lease can be negotiated in this instance the rent can not increase under the new lease until 30 days into that renewal. Alternatively, negotiations can begin 60 days prior to expiry and should a rent increase be applied the agreed document must be received by the Agent 30 days prior to expiry for the increase to be applied at the beginning of the new lease.

Confusing... Absolutely!

At VL Property Partners we have put systems and procedures in place to begin negotiations with our Owners and Tenants well ahead of time.





VILLA

- 3 x Bedrooms
- 2 x Bathrooms
- Stunning Granite Kitchen
- Large open-plan living
- Double Remote garage + Storage area
- Enclosed Courtyard
- Ducted Evaporative Air-conditioning
- Gas bayonet
- Rendered Exterior
- Tiled Roof
- Sculptured Carpets in Bedrooms
- Timber-look Vinyl Planking

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EXECUTIVE TOWN HOUSE

- Three large Bedrooms
- Three Bathrooms - beautifully presented
- Chef's dream kitchen with quality European appliances
- Double remote Garage and large storage area
- Enclosed Courtyard
- Ducted Reverse Cycle Air-conditioning—top of the range
- Solid wood flooring
- Quality sculptured carpets
- Stunning staircase with bright steel balustrades



DEVELOPMENT POTENTIAL

- 3 Bedrooms
- 1 bathroom
- Lounge/Dining/ Kitchen
- Ducted Evaporative Air-conditioning
- Security System
- Double Carport
- Near-new Gas storage hot water system
- Currently Tenanted and Managed
- Rezoning proposed for 2014



INVESTMENT GOLD

- 3 Bedrooms
- 2 bathrooms
- Large Granite Kitchen
- Open-plan Dining and family living
- Split System Air-conditioning
- New Carpets Throughout
- Secure Complex
- Big Balcony
- Double Garage and Separate Store
- Gas Storage How Water System
- Currently Tenanted and Managed

