

When your body naturally wakes you up at 8am on a weekend



# The Essentials..

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## Office Update

If you've had to call the office for anything in the last year its highly likely you were greeted by the welcoming voice of our Trainee Melad. While Melad is exceptional in administration, we're excited to announce that Melad has started his training as a Property Manager and has been attending classes at the Real Estate Training Institute!

While Melad learns some new skills everyone else has now completed their refresher courses and are ready to receive their new licences with the law change in February

## Not So Handy Tenants

When to draw the line on handy help around the house....

A helpful tenant can be every landlord's dream. Helping to save money by tidying the garden, doing odd jobs and keeping your property looking neat and tidy. But, if they begin taking the 'odd-job' banner too far, the benefits can quickly swing out of your favor, especially when it comes to insurance.



Any savings or convenience extracted from a tenant's DIY help can quickly be absorbed by costly repair work or, worse, medical costs if something goes wrong. Essential Property Management carries out quarterly inspections to ensure we are always aware of what is happening at your property and to keep you informed.

We watch for tenants carrying out DIY repairs and any maintenance they may have identified. We have found that many repairs can be resolved by our inhouse handymen, although several jobs remain strictly in the realm of our contractor professionals, especially from a LANDLORD INSURANCE perspective. Of course we always seek your permission before completing work orders or acquiring quotes.

Repairs and work best kept to the experts include:

- Electrical work: Apart from being dangerous, most DIY electrical work is illegal.
- Plumbing: The rules of what you can and can't do yourself differs state to state but self-plumbing permitted is generally restricted to minor work.
- Roof repairs: While the repairs can be difficult, moving around on a roof can be dangerous.



## Adelaide news

According to the Advertiser the long awaited North Terrace tram extension is close to completion with trams finally up and running for the first time in 60 years. While there will be landscaping works to continue for a few months, the roadworks-free strip will be a welcome change.

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## Holiday Office Closures

Monday	24/12/18	Closed, Public Holiday
Tuesday	25/12/18	Closed, Public Holiday
Wednesday	26/12/18	Closed, Public Holiday
Thursday	27/12/18	9:00am – 5:00pm (SA Time)
Friday	28/12/18	9:00am – 5:00pm (SA Time)
Monday	31/12/18	9:00am – 5:00pm (SA Time)
Tuesday	01/01/19	Closed, Public Holiday
Wednesday	02/01/19	Standard operating hours resume



# The Essentials..

**November**

**Disbursement dates**

Mid Month–

15th Nov

End of Month–

29th Nov



## New Property Management Laws

New laws will soon come into effect for property managers, offering greater security for tenants and landlords. Changes to the laws include penalties for people who steal from trust funds, and a requirement that all property managers are registered by September next year. Commissioner for Consumer Affairs Dini Soulio released a statement saying “These laws will ensure that all property managers are appropriately qualified”

Here at EPM our Property managers underwent the new mandatory training in

- The legal and ethical requirements of property management
- Listing and marketing a property for lease
- Minimising agency and consumer risk
- Monitoring and managing leases or tenancy agreements.



## New Victorian Laws

Keeping on the topic of changing laws, the Victorian government has recently updated legislation giving new rights to tenants and their pets. We’re speculating South Australia wont be far behind.

Some changes include tenants rights and ability to make minor changes to their property, their rights to ‘blacklist’ owners who fail to comply with certain safety practices and their ability to own pets.

Property managers and owners will no longer be able to include ‘no-pet’ clauses in their lease agreements. Whilst this may have implications for some, EPM highly recommends keeping an open mind to tenants having pets due to more than 60% of South Australians owning an animal.

## Meet Our Team

Each month we introduce a new staff member and tell you a little of their story. This month the spot light is on Melad



## Melad Ahmad– Trainee Property Manager

Melad is our junior property manager/ administration point of contact. While he completes his studies Milly supports the property managers by taking phone calls, completing maintenance requests and helping to process invoices. Born in Afghanistan, Milly moved to Australia with his family in 2006 and completed high school last year.

Milly describes himself as easy going and loves soccer, even moving interstate (Canberra) for 2 years to play soccer (football as he calls it) for the U17 national squad.

Milly loves his food! His lunch is usually enough to feed the office, and is often a source of office banter as to what he has that day.

## Recently Rented Properties

- \* **St Georges Way, Blakeview**  
4 Bed, 2 Bath, 2 Carport/Garage
- \* **Biarritz Street, Munno Para West**  
4 Bed, 2 Bath, 1 Carport/Garage
- \* **Roberts Crescent, Smithfield Plains**

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