

Management Termination Clause

Did you know that the Real Estate Agents MUST adhere to a very strict Code of Conduct? One of the conditions in the "code" is that an agent must not encourage a Lessor or Seller to break an contract.

Due to the recent strengthening of the sales market, a number of our Lessors have taken the opportunity to list their homes for sale with a different agency than ourselves (as expected as we do not do sales). However, if Peter Bruhn & Associates has a rental contract with you, the Lessor, then you MUST inform the Listing Agent of this fact.

More importantly however, the Listing Agent should contact the Managing Agent BEFORE they list the property for sale as they breach the Agent's Code of Conduct and can expose themselves and you, the Lessor, to penalties or problems moving forward.

We have recently had instances where Sales Representatives have foregone this strict requirement and contacted the Tenants direct to complete a sales appraisal without advising us. As you can imagine this has led to some very upset and stressed Tenants.

Due to a Sales Representative's over zealous endeavours, our team have then had to deal with a previously "Model Tenant" becoming a "Problem Tenant" in what is already a pressurised rental market. The result often being that access to the property for home opens following this scenario has been difficult and restricted. This is not an ideal outcome for you as the Lessor and Seller of the property.

We have also experienced circumstances where the property did not sell and in circumstances where the Owner has chosen to sell with a Tenant in situ, the exercise has created an aggravated Tenant and an Owner / Agent who now has access problems for maintenance and other regular necessities.

Moral: If you are contemplating selling please contact us, your Managing Agent, first before the progress beings. Not only can we assist with a smoother transition by communicating with the Tenant in advance, we can also recommend reputable and reliable sales reps that we have successfully worked with.

Meet Jasmine

Jasmine commenced with PB&A in June to assist our two property managers with the day to day running of the portfolio. Jasmine came to us with a few years experience already under her belt and has hit the ground running to ensure our Owners, Tenants and Trades are all receiving high end service and communication which we have become known for at PB&A.

Jasmine is known to bring a smile to the faces of those around her and has a great sense of humour and strong work ethic. She is passionate about animals (she has a special place in her heart for cats) and she loves reading and dancing. She is also somewhat of a desert queen and you may be lucky enough to experience her carrot cake at some point!

Most importantly Jasmine has the ability to remain calm and focussed even under pressure without losing her bubbly personality. We hope you all get the chance to speak with Jasmine over the coming months and if you do please make her feel welcome.



Cash Referral Bonus:

If you are happy with the service Peter Bruhn & Associates have provided and you recommend our services to a friend or family member, you can earn a cash bonus for the referred property.

How it works:

- 1) You refer a friend or family to us if they are looking for a property management team.
- 2) We contact that person to see if we can be of service to them.
- 3) The friend you referred to our company signs a Management Authority with us for 2 or more years.
- 4) We contact you to let you know we have signed the Management Authority and when the property is leased we will send you a Visa gift card for the referred property.

Rates and Land Tax

It is that time of year again where we have already begun to receive Council Rates and Land Tax invoices.

If you previously approved for PB&A to receive your rates notices and Land Tax for your property, your property manager will be in contact with you over the coming weeks (if not already) to ask how you wish to have your payments made.

The options are:

- Pay a one off amount in full
- Pay in two half instalments
- Pay in Quarterly instalments

What are Council Rates

Council rates are a local council property tax. Rates are paid by all property owners within a municipality to help pay for more than 100 services provided by councils such as rubbish removal, maintenance of local roads, council facilities and public open spaces such as parks and gardens.

What is Land Tax

Land tax is an annual government tax on land not used as your principal place of residence. Land Tax does not apply to apartment complexes as this is paid through the Strata levies.

The Market at a Glance

Properties rented this week



Total: 775
Four weeks ago: 705
Same week last year: 847

Properties available for rent



Total: 2958
Four weeks ago: 2839
Same week last year: 3869

The rental market remains steady although we are seeing more stock in the market and a reduction in the number of people attending home opens in the \$500 + per week price bracket. The quality of applications coming through are hit and miss and in some cases while we have received multiple applications on a property, the applicant is not the right fit for the property. Inner city properties are still taking longer than the suburbs to lease.