

## Newsletter – February 2017

### OUR FEATURE PROPERTY FOR SALE



**10/507-509 Wentworth Avenue, Toongabbie**

**Featuring:** 3 bedrooms, 2 bathrooms, double lockup garage, 2 balconies – Open plan living and dining room, leading onto private courtyard – Gas kitchen with dishwasher - Spacious internal laundry with extra toilet – Huge top floor room with ensuite ... click [here](#) for more details.

### HOW TO SWITCH YOUR PROPERTY MANAGEMENT TO ONEAGENCY JUPITER REALTY

Switching your property management to OneAgency Jupiter Realty is an easy 2-step process which won't cost you a cent, and it won't affect any existing tenancy lease.

**Step 1:** Notice period is usually 30 days.

Check current Managing Agent Agreement (this is the agreement between landlord and Agent) to find out how much notice you need to give your current agent. Notice is normally defined in clause 2, located on the front page of the standard REINSW agreement – click on the following link to see exactly where it is located > [REINSW Agreement](#)

**Step 2:** Leave the remaining important task to Jupiter Realty.

We will take full responsibility for liaising and finalising the switch with your outgoing agent on your behalf – and there is no cost for this service to you. We will arrange to have you simply sign the termination letter (a standard template) and we will then forward this to the outgoing agent. We will collect the landlord's file, keys and lease documents from the outgoing agent ourselves. Once the switch is finalised, we will provide you with Jupiter Realty Management Agency Agreement. You will then stand to be rewarded with the benefits of Jupiter Realty's effective, efficient, professional, trouble free management service.

Please note: when the tenants are already in place, there would be no letting/leasing fee.

That's it – it's that easy!

### OUR RECENT SUCCESS

OneAgency Jupiter Realty was selected as a [Finalist for 2016 Cumberland Local Business Awards](#). We would like to take this opportunity to thank all our valued clients and customers who supported and voted us for this award. We will continue to provide a high level of customer service you rightfully deserve under the OneAgency brand, and we hope to meet all your expectations to earn your continued support and your precious vote once again for 2017 Local Business Awards.

### REFERRALS ARE REWARDING!

Do you have other investment properties we can manage for you? Consolidate them all under our management for consistency as well as other benefits. Switching your property management to OneAgency Jupiter Realty is an easy 2-step process which won't cost you a cent, and it won't affect any existing tenancy lease. This is described in the next section.

Or perhaps you know someone with investment Property seeking expert management service?

If so, please contact Pravin Pathik on 0420 969 100 or [pravin@jupiterrealty.com.au](mailto:pravin@jupiterrealty.com.au). He will surely be delighted to help, and we very much appreciate your referrals.

### HOME BUILDING and RENOVATING

Are you thinking of building your dream home? Maybe you're about to renovate, extend or repair your existing home.

NSW Fair Trading:

- plays a major role in promoting fair trading
- protects consumers within the NSW residential building industry
- is responsible for setting and maintaining the standard of competence for builders and tradespeople working in the industry.

The Home Building Act 1989 requires builders and tradespeople to be licensed for the work that they do, and to have proper contracts and insurance in place for most jobs.

Visit NSW Fair Trading [Home building and renovating](#) page for a range of useful information to help you understand your rights and responsibilities when you build or renovate your home, such as:

- Preparing for building or renovating
- Selecting a tradesperson or builder
- The building process
- Contracts
- Home Building Compensation Fund
- Insurance
- Becoming an owner-builder
- Building a pool
- After you build or renovate
- Resolving building disputes

Source: NSW Fair Trading (adapted version)

## MAJOR CHANGES to HOME BUILDING LAWS

If you are in the home building industry, or building or renovating your home, be aware of changes resulting from new laws.

These changes were shaped through extensive consultation with industry, home owners and key stakeholders.

Most changes commenced on 15 January 2015. Further amendments concerning contract requirements started on 1 March 2015.

The new laws outlined below help to modernise industry practices, reduce red tape and support consumer confidence and building activity across NSW.

Visit NSW Fair Trading [Major changes to home building laws](#) page for useful additional information and support to help you understand the major changes to home building laws, such as:

Major changes from 15 January 2015

- Licensing
- Owner-builders
- Home Building Compensation Fund
- Disputes, defects and statutory warranties

Major changes from 1 March 2015

- Contracts

Source: NSW Fair Trading (adapted version)

## METHAMPHETAMINE USE IS ON THE RISE AND CONTAMINATION IN THE HOME IS SERIOUS

When purchasing a new home, would you not take out a building and pest inspection? What about a meth inspection?

According to a study by the Medical Journal of Australia, the number of Australians using the illicit stimulant drug has almost tripled over the past five years. The study shows there are 268,000 regular users in Australia, with over half of those classified as dependent on the drug.

### A SILENT DANGER

Unlike other substances, such as tobacco or cannabis, there is no telltale evidence of use which makes it hard to detect as homebuyer or landlord. The contamination also remains in the home long after the manufacturers or users have moved out, even if there have been renovations.

According to Bryan Goodall, National Sales Manager of Octief, an environmental consulting and laboratory services company, methamphetamine is chemical-based so it does not go away. It isn't biodegradable and it doesn't disappear. Contamination can remain in the house for years and years after it was smoked or manufactured in the house. You might walk into a house with brand new carpets and brand new paint and a nice, new renovated kitchen. You can't see what is underneath it. That house is potentially still contaminated. You can paint over the plaster board but the stuff will leak back through the paint. Depending on how heavy the contamination is, removing it can range from chemical washes to replacement to complete knockdown and rebuilds.

Methamphetamine use is on the rise in Australia and the health consequences of contamination in the home can be serious. Common exposure is through skin contact with surfaces containing meth residue or through inhalation of chemicals and organic compounds. This can lead to serious health issues with side effects including disrupted sleep, anxiety, respiratory problems, rashes, children with inattention or ADHD-like behavior psychosis and damage to the brain, liver and kidneys.

Source: Real Estate Dynamics (adapted version)

## To MEET or CONTACT US

It is important to us that we are available to you when you need us. Due to the nature of our roles in Property Management, staffs are frequently with Clients and Customers, or at properties. If you would like to meet with a particular team member we recommend you contact our office via email or phone displayed on the header on first page and arrange an appointment. We find this to be the most effective way to minimise inconvenience to you. Please contact us via the same means for any repair or maintenance related enquiry, and remember to leave a voice or text message in case we happen to miss your call.

## COMPLIMENTS AND COMPLAINTS

Our team at OneAgency Jupiter Realty places high value on customer service. While your compliments are highly appreciated, your complaints are just as valuable to us in terms of improving our level of customer service to you. We are happy when our customers are happy. Your success is our success.

Please send your compliments and complaints to [admin@jupiterrealty.com.au](mailto:admin@jupiterrealty.com.au) for our immediate attention.

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