



## You're invited!

The Leah Jay Building at East Maitland is now complete. To celebrate its opening and to say thank you to everyone involved, we are having an opening BBQ on Saturday 5th November (full details below). We would love for you to come along if you can, see the building and meet some of the Leah Jay staff.



**DATE** Saturday 5th November 2011 **LOCATION** Leah Jay Building, 1/19 Mitchell Dr, East Maitland (opposite Green Hills shopping centre)  
**TIME** Anytime from 9am to 1pm

## 10thousand Girl – we're on board

The 10thousand Girl campaign aims to provide financial advice and guidance to young women across Australia, particularly in relation to long term saving and investment. In November the 10thousand Girl seminars will make their way to Newcastle and we have jumped on board to provide our expertise and support.

Leah will attend the Newcastle seminar

to provide advice on residential property investment, along with other leading local businesses that will provide information in their areas of expertise, such as accounting and financial planning.

If you, or a female you know, is aged between 15 and 40 years of age and would like to attend the seminar please contact us. There is a cost involved; however we are able to arrange discounted rates. For further information please visit [www.10thousandgirl.com](http://www.10thousandgirl.com)

## Pets or No Pets...

With housing affordability seemingly further out of reach for some and lifestyles changing, the checklist of 'must haves' are evolving among tenants.

A recent national survey\* found the number 1 desire from tenants is the ability to make their rental property their longer term home.

This includes such things as the ability to hang pictures on walls or carry out some work to the gardens, which legislative changes seem to acknowledge and accommodate more than ever before.

Number 2 on the list was the ability to have their pets at the property, with 80% of those surveyed indicating they would own a pet if they could and more significantly for 60%, it would actually influence the decision about which property they leased. We find that for owners however, the thought of having pets at

their property can make them a little uneasy, with many not allowing them at all.

While the decision to allow pets ultimately remains yours, there are precautions that can be put in place to ensure that any damage caused by a pet is rectified by the tenant.

While pet bonds are illegal in NSW, we are now able to enforce dog and cat clauses that require the tenant to rectify any damage to the property or its gardens, keep the animal outside at all times, treat the property for pests on a six monthly basis and have the carpets shampooed on vacating.

We often find that good tenants will offer photos and/or references for their pets to help put the owner's mind at ease.

*If you would like any further information about keeping pets at your property, please talk with your property manager.* \* from rent.com.au

## Smoke Alarm Reminder

As we leave winter behind us and a sad reminder of house fires, it is timely that we remind owners of the value of smoke alarms and the work carried out by Smoke Alarm Testing Services (SATS).

The SATS team attend your property to ensure smoke alarms are positioned correctly, all alarms are cleaned and tested and batteries replaced where required. They will also keep a record of when each alarm needs to be replaced in accordance with Australian Standards.

In the main, SATS provide peace of mind for our owners and with the increasing expectations and liability for owners to comply, this service should not be overlooked.

If you haven't already and would like us to arrange for SATS to attend your property, please contact your property manager.



## Danielle Returns

After having her baby girl in June this year, Danielle has rejoined the ranks part-time at our Warners Bay office as Senior Property Manager in Charge. Sue Johnson, who has been looking after things while Danielle has been away will step into Perri-Anne's portfolio, as she also takes leave to have a baby. We are excited to have Danielle back on board and wish Perri-Anne and her family the very best at this exciting time.

**Please note:** As at 20/10/2011, this eBulletin is intended as general news and not as advice, as each individual's situation will vary depending on specific circumstances relating to that individual. You should seek professional advice as it relates to your own circumstances.