



# PROPERTY INVESTOR NEWSLETTER

Oct - Nov | 2017

## PROPERTIES RECENTLY RENTED

### HOUSES

#### **Mitchell Park**

2 bedroom home  
**\$385 p/w**

#### **Devon Park**

3 bedroom family home  
**\$400 p/w**

#### **Sturt**

Brand new 3 bedroom home  
**\$400 p/w**

#### **Broadview**

3 bedroom modern home  
**\$430 p/w**

#### **Underdale**

3 bedroom home  
**\$370 p/w**

### UNITS/TOWNHOUSES

#### **Glenelg**

1 bedroom furnished apartment  
**\$500 p/w**

#### **Manningham**

2 bedroom unit in small group  
**\$270 p/w**

#### **Walkerville**

1 bedroom furnished apartment  
**\$400 p/w**

## RENTING WITH PETS ...

### Benefits for landlords & tenants



Approximately 60% of South Australian households own a pet such as a dog, cat, fish, bird or rabbit. Many pet owners care for their pets as a special part of their family. But sadly, around 30% of dogs and cats that are surrendered to animal shelters are by owners who aren't able to find accommodation that allows pets.

Responsible pet owners can make very good tenants; the kind that sign long term leases and take good care of their homes.

A landlord, strata or community corporation cannot prevent a tenant with a disability from using an assistance dog or therapeutic animal. You can contact the Equal Opportunity Commission of South Australia on 8207 1977 or the Australian Human Rights Commission on 1300 656 419 should you require for more information.

#### **Benefits of a pet-friendly rental:**

- The property may be able to be rented faster.
- May find long term renters.
- The presence of a dog can help to prevent vandalism and break-ins.
- Allowing a tenant to have a pet for companionship can give them a sense of comfort.

#### **Securing a pet friendly rental**

It's important for tenants to let a prospective landlord know that they are a responsible pet owner and will be a good tenant. This can be supported by providing:

- A reference from a previous landlord for you and your pet.
- Information about your pet in terms of their nature, registration and vaccination.
- It is now a policy with our company that a prospective tenant provides a resume for their pet, complete with photos as part of their application process.

#### **Strata or community title properties**

For strata or community title properties, the tenant will usually need the consent of the strata or community corporation as well as the landlord's approval to keep an animal.

**IMPORTANT:** Clients should not act solely on the basis of the material contained in this newsletter. Every effort is made to ensure the content is accurate at the time of publication. Clients should seek their own independent professional advice before making any decision or taking action. We take no responsibility for any subsequent action that may arise from the use of this newsletter.

### The Cullinan Property Management Team



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- Renting with Pets
- Smoke Alarms Save Lives
- Our Referral Offer

# smoke alarms save lives

## An important message for landlords

### What if I don't install one?

There is a maximum fine of \$750 for not installing smoke alarms, but the real penalty may be a life. Should a fire occur in a residential rental property that has not been fitted with an appropriate smoke alarm, legal action may be taken by the local council or State Government.

- Landlords are legally responsible for the installation of appropriate smoke alarms. Not installing a smoke alarm may attract a fine of up to \$750.
- It is a legal requirement for all households to be fitted with a smoke alarm that is fully operational.
- At least one smoke alarm must be located between bedrooms and the most likely escape path on each level of every residential property.
- Smoke alarms have a limited life span of 10 years.
- People's sense of smell is drastically impaired while they sleep meaning smouldering fires may burn for some time with poisonous gases emitted that can kill a person before they are even aware of the danger.
- Smoke alarms should be tested regularly.
- The tenant is not responsible for the replacement of batteries in 'hard-wired' smoke alarm systems that have battery back-up. This is the responsibility of the landlord.
- At no time can a tenant remove or relocate the smoke alarm or do anything to interfere with the alarm's warning sound.
- At no time can the tenant remove the batteries (unless they are replacing them).
- At no time can the landlord remove the smoke alarm unless it is being replaced.

At Cullinan Property Management we recommend engaging the services of a professional Smoke Alarm company to conduct an annual compliance check. If you do not have this service in place, and wish for us to arrange this for you, please contact us any time.

CULLINAN PROPERTY MANAGEMENT  
ARE PROUD TO BE ASSOCIATED WITH THE  
FOLLOWING COMPANIES:



### OUR REFERRAL OFFER

We will give you a \$100 gift voucher  
(OR CASH!) should you refer someone  
and the property  
is signed for full  
management.



Certified Property Management