



AIMEE'S REPORT

May saw our best ever Auction Results for the Sales department - we almost cracked the \$1 million dollars for a duplex site and $\frac{3}{4}$ of million for a brand new 4 Bedroom duplex and so, one of our last auctions for the month left us a little flat as it only reached \$85,000 over reserve! With the banks changing the percentage amount of deposits for investors we are expecting a slight downturn in the fantastic results we have been seeing.

The rental market continues to pick up, unfortunately no large increases in rents are possible, however the vacancy factor has again started to decrease from 3-4 weeks to 2-3 weeks on most properties.

BREE'S REPORT



Water Usage Charges

We can only pass on water usage charge to tenants under the following conditions:

- The rental premises is individually metered
- The water/usage bill has been issued within the last 3 months.
- The premises comply with water efficiency standards
- There were no leaking taps or toilets at the start of tenancy.
- Any leaking taps reported during a tenancy are repaired quickly.

To ensure that we are able to charge your tenant for water usage we need to be able to prove water efficiency, this can be done in the following ways:

- Noted on ingoing inspection report (i.e. no leaking taps and all internal taps have max flow rate of 9L per min).
- A waterwise certificate from an accredited plumber is held.
- Invoices/receipts available for internal taps/shower heads. Note: any tapware or showerheads purchased after 2005 have a 3 star rating (max flow rate 9L per min)

Do you need a Certificate to ensure you can continue to charge your tenants for water usage?

Option 1: Get your plumber to complete the certificate of water efficiency.

Option 2: Call me to organise our plumber to provide a water efficiency certificate \$120 + water saving devices.



Never taken for "Granted" at Grants



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