

# Newsletter

Issue 37

31st July 2019

## Who's doing your plumbing?

If you manage a property, maintenance work will need to be done from time to time. A handyman often comes to mind as a good low-cost alternative to engaging a licensed contractor, but they are limited in the types of work they can legally do.

Engaging a suitably licensed plumber minimises unnecessary risks to your tenants' health and safety and ensures that plumbing work complies with legislation, codes and standards. This saves money in the long run as rectifying non-compliant work and any subsequent damage can end up costing more than the original charge, and may not be covered by insurance.

When hiring someone to do any plumbing work, you must make sure they hold a current licence.

**Only a qualified & licensed plumber &/or drainer can legally undertake repairs such as but not limited to:**

- replacing tap washers or taps
- repairing or replacing leaking toilets and cisterns
- repairing or replacing a hot water service
- repairing water leaks
- clearing or repairing blocked sewer lines.



Any person doing plumbing repairs for a payment who is not suitably licensed is **breaking the law** and can be **fined \$1,100**.

If the person engaging them does so knowing that the work can only be undertaken by a suitably licensed plumber that person is also **breaking the law** and can be issued with the **same fine**.

Source: NSW Fair Trading - Property Matters Newsletter—May 2019



## Open Invitation

**All members of the public, Ex-Service Community, Emergency Services, families, and friends are invited to attend the National Launch of the Australian Movie of the Battle of Long Tan (18 August 1966) entitled 'Danger Close'.**

## Regent Cinema Albury

**7pm Thursday the 8<sup>th</sup> of August 2019**  
**Check the cinema web site for further details. Cost is \$14 (no concessions). \$1.10 from each ticket will go to the City of Albury RSL sub-Branch for the benefit of our veteran community.**

**Please attend to support our veterans.**

 **Nigel Horne**  
**REAL ESTATE**  
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# FOR SALE



**21/369 Kemp St - \$200,000**



2



1



3



**1/221 Andrews St - \$269,500**



4



2



1



**115 Huons Hill Rd - \$265,000**



3



1



2

## End of Financial Year Statements

2018 - 2019 Financial Year Statements were sent on Thursday 4 July.

However, some owners did not receive them due to problems with emails.

Please contact us on [info@nhre.com.au](mailto:info@nhre.com.au) or call **6025 8000** for another copy to be sent.

(Maybe snail mail isn't so bad after all !?)

**Tip Vouchers** — all owners receive tip vouchers on the Annual Rates Notice for their rental properties. By law, these vouchers are to be given to tenants. Please forward the vouchers to us so a record of those received and then issued to tenants can be kept. We provide them when needed as a change of tenant may occur during the year.

## TESTIMONIAL

If you are considering buying, selling or renting your property you can't go past Nigel and his team. Having dealt with lots of Real Estate agencies over the last 30 years, I am impressed with the level of service, commitment, and expertise that Nigel, Melissa, & Elaine consistently offer. (5 stars)

*Graeme Bannam (Mobile Work Master)*

I'm tired of winter.

I want to fast-forward to complaining about how hot it is.



*Nigel, Melissa & Elaine*