

Newsletter

Issue 38

1 October 2019

Forthcoming Updates to NSW Residential Tenancies Act

Landlord's information statement

The current Act does not require a landlord to sign a statement acknowledging their rights and obligations.

Revised Act:

There will be a new requirement for a signed Landlord Information statement:

- (1) A landlord must not enter into a lease unless they or their agent have signed an acknowledgment on the lease that the landlord has read and understood the contents of an information statement that sets out their rights and obligations.
- (2) A landlord's agent must not sign an acknowledgment on the lease unless they have obtained from the landlord a signed copy of their declaration that they have read and understood the contents of the rights and obligations information statement.

When the revised Act comes into force the prescribed statement will be available from NSW Fair Trading's website. When the time comes we will distribute the statement to all our NSW clients to be signed and returned.

Repair Orders from NCAT

A new provision will make it easier for tenants to get repair orders from the NSW Civil and Administrative Tribunal (NCAT).

The Tribunal will take into account guidelines for repairs to be completed within a reasonable timeframe. The Tribunal will also take into account whether the landlord has acted with reasonable diligence to get the repairs done.

If a landlord has not fulfilled their responsibility to keep the property in good condition, and has not had maintenance and repairs completed in a timely manner, then NCAT may issue an order giving them a specified time in which to get the work done.

Both the Landlords Information Statement and the Repair Orders from NCAT are designed to ensure that landlords act in a responsible and timely manner to maintain their investment assets.

For more information visit:-

<https://www.fairtrading.nsw.gov.au/housing-and-property>



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IMPORTANT INFORMATION

As of the end of September (yesterday) your End of Month statements will be run on the first business day of the next month. October's will be done on Fri 1 November, and November's on Mon 2 December, and so on.

OFFICE CLOSURE

We will be closed for the NSW October Labour Day long weekend from Saturday 5th October to Monday 7th. Enjoy your break !

SPRING CLEANING TIP - WAX YOUR STOVETOP

After you've scrubbed the grime off your stovetop, apply a thin layer of car wax and then buff it off with a clean towel. Not only will this make it look shiny and new, it will make wiping off future spills a breeze.



Home Buying Season



ON BEHALF OF KURIEN AND MYSELF, WE THANK YOU FOR LOOKING AFTER 'WINDERMERE' PROPERTY AND US ALL THIS TIME, AND ALSO FOR ALSO ARRANGING ALL ASPECTS OF THE SALE OF THE PROPERTY.

FOR MY SIBLINGS AND MAY PARENTS THIS WAS OUR TRUE FAMILY HOME OF NEARLY 27 YEARS.

WE WOULD LIKE TO TAKE THIS OPPORTUNITY TO COMMEND YOU AND THANK YOU AND YOUR TEAM FOR YOUR EXCELLENT SERVICE, PROFESSIONALISM AND SUPPORT.

THANKS AGAIN, WARM REGARDS.
SARAH MAMOOTIL

