

PROPERTY MANAGEMENT UPDATE

Official client newsletter of Doyle Spillane Real Estate



Welcome to our October
Property Management
update!

In this month's edition we cover new Strata
pet laws, top tips for air conditioning
maintenance, and give an exciting
Christmas update.



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Doyle Spillane Real Estate

MARKET SNAPSHOT

IN THE LAST 30 DAYS

Number of Tenant Enquiries: 1,536

Total Inspections Scheduled: 121

Tenants Registered to Inspect: 682

Applications Received: 126

Properties Leased: 33

Average Rent of Properties Leased:
\$691

Average Days Vacant to Off Market:
16.4

New laws for pets in Strata schemes

As of August 2021, Strata laws have been amended to make it easier for tenants and owner occupiers to have a pet living on Strata premises.

Under the act, a Strata body can only refuse a pet if there is repeated damage to a common property, menacing behaviour, or persistent noise.

Minister for Better Regulation, Kevin Anderson, acknowledged that with the increasing demand for apartment living, the new law balances the interests of those living in high density areas, yet are still eager to own a pet.

“Australia has one of the highest rates of pet ownership in the world, with 61 per cent of households including a pet in their family.

Following extensive feedback from the community we have implemented fair and sensible regulations that prevent schemes from introducing blanket bans on keeping pets in apartments,” said Mr Anderson.

Although this is a Strata law, landlords are still at liberty to reject a pet from residing in a tenanted property.



Air conditioning maintenance

With Summer fast approaching, now is the time to get your air conditioning units ready for the warmer months.

Often during Winter air conditioning units sit idle, which creates a build up of dirt and debris in the filter.

In the event that this has occurred, you are able to clean the filter using the following steps:

- Turn off the electricity to the air con unit
- Remove the cover from the air con unit
- Slide the filter out and vacuum off any dirt build-up
- Mix a solution of 1/2 vinegar and ½ water in a container large enough to submerge the filter
- Submerge the filter in the cleaning solution and allow it to soak for about an hour. If the filter is particularly dirty, allow it to soak for a few hours
- Lift the filter out and allow it to drain and air dry. When dry, return it to the air con unit and put the cover back on
- Check your outside unit and surrounding area is free from debris (leaves, sticks, twigs) - you can clean this by running a small broom or brush over the guard
- If you clean your filters and find that your air con unit is still not functioning correctly, lodge a maintenance request through our Maintenance Portal or contact your Property Manager.



Northern Beaches Santa Letter

It is nearly that time of year again! With Christmas fast approaching, Doyle Spillane is again corresponding with the North Pole to create personalised Santa letters for your children.

We have been writing Santa letters for the past four years and received amazing feedback from the community.

This year we are hoping to reach even more children and spread some Christmas joy along the Northern Beaches.

Enter your details via the link :

<https://www.northernbeachessantaletter.com/>

