

Newsletter

Issue 66

May 2024

NIGEL HORNE REAL ESTATE | TESTIMONIAL

WOULDN'T SELL MY PROPERTY WITH ANYONE ELSE.

Excellent communication regarding the process, and property sold in a timely manner with sales target met!
I'm very happy with the outcome!
Thanks to Nigel and his experience, and wonderful team.

☆☆☆☆☆
Wendy Davis

ALL GOOD, NO COMPLAINTS

We were very happy with Nigel Horne.
We could see that he was very experienced, efficient and professional in selling our home.
He explained the process very well, and answered all our questions.
We would definately sell with him again.

☆☆☆☆☆
Louise Burbery



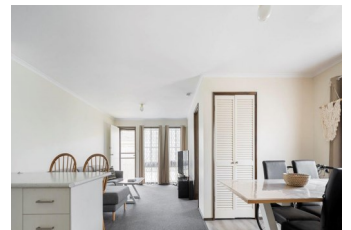
SOLD AT \$330,000



SOLD AT \$650,000



SOLD AT \$460,000



SOLD AT \$262,500

Everything is SOLD !

Give Nigel a call on 0407 058 706 for a free no-obligation appraisal

The market is still strong, and great results are being achieved in all price ranges - such as those above

We will be closed for the King's Birthday Weekend from Sat 8 June to Monday 10 June

Your next statements will be processed on Friday 31 May & Monday 1 July

Rental Property Minimum Standards.

The Victorian government is cracking down on minimum rental standards. The Minister for Consumer Affairs and the Consumer Affairs Victoria director have joined forces to remind landlords of their obligations to deliver safe & functional rental properties to tenants.

Under the *Residential Tenancies Act 1997*, it is a criminal offence to let a new renter move into a rental property that does not meet minimum standards. Individuals can face maximum penalties of over \$11,000, while companies face maximum fines of over \$57,000.

There are 14 categories of minimum standards landlords must comply with in Victoria.

- 1. Bathrooms:** All rental properties must have a wash basin, shower or bath, a "reasonable supply of hot and cold water", and a three-star water-efficient shower head.
- 2. Electrical safety:** Must have modern switchboards with circuit breakers & electrical safety switches.
- 3. Heating:** All properties must have a fixed heater in the main living area.
- 4. Kitchen:** All kitchens must have a stove with two or more burners, and a sink with hot & cold water.
- 5. Laundry:** If there is a laundry, it must have hot and cold water.
- 6. Lighting:** All rooms, corridors and hallways must have access to both natural and artificial light.
- 7. Locks:** All external doors must be fitted with a functional deadlock.
- 8. Mould and damp:** All rooms must be free of mould and damp caused by the building's structure.
- 9. Structural soundness:** The property must be structurally sound and weatherproof.
- 10. Toilets:** Toilets must be in good working order, connected to a sewage system, and located in a separate room to main living areas.
- 11. Ventilation:** All habitable rooms must have adequate ventilation.
- 12. Vermin proof bins:** Rental providers must supply a rat-proof rubbish and recycling bin.
- 13. Window coverings:** Bedrooms & living rooms must be fitted with light-blocking curtains and blinds.
- 14. Windows:** All external windows must have a functioning latch to prevent entry from the outside



Gas Heaters

Gas heaters require servicing, including being checked for Carbon Monoxide (CO2) levels every two years. Failure to do so can result in lethal levels of CO2 being emitted. Get yours done before the rush. Call us to arrange it - 02 6025 8000.



Nigel



Elaine



Melissa



Sherryn

**Office Hours
9am to 5pm Monday to Friday**

Sales viewings by appointment.

**After Hours Emergencies
actioned as they occur.**