

# Newsletter

Issue 67

Spring 2024

## **Electrical Safety Standards.**

All rental properties in Victoria must have modern switchboards, with circuit breakers & electrical safety switches installed. Whilst not compulsory in NSW yet, owners should be on notice that it will, no doubt, filter through.

**What is an RCD?** A Residual Current Device is a life-saving device which is designed to prevent you from getting a fatal electric shock if you touch something live, such as a bare wire. It can also provide some protection against electrical fires.

**What does an RCD do?** It switches off electricity automatically if there is a fault. They are designed to protect against the risks of electrocution and fire caused by earth faults.

**How does it work?** An RCD constantly monitors the electric current flowing through one or more circuits it is used to protect.



## **Spring has sprung.**

Now is the time to show your property in its best light.

Clean out the gutters,

Neaten up the trees & bushes,

Weed'n'feed the lawn,

Freshen the garden beds with fresh topsoil or chip bark

Pressure wash the winter gloom away from your paths & driveways.

We have tradies on our books if you would like us to help get any of these jobs done.

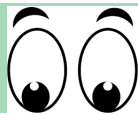
## FOR SALE



**3 GARNET PL, SRINGDALE HEIGHTS**

**\$347,500**

**DID YOU KNOW?**



IN THE **US**, HOMES  
WITH **BLACK** OR  
**CHARCOAL GREY**  
**FRONT DOORS** SOLD  
FOR US\$6,271 **MORE.**

**Charging for water usage – NSW**

If your property complies with water charging standards, please don't forget the "fast approaching" date for Dual Flush Toilets.

**Required standard: (from 23 March 2025)**

all toilets on the property must be dual flush and have a minimum 3-star WELS rating.



**Nigel**



**Elaine**



**Melissa**



**Sherryn**

**Your next statements will be processed on  
Monday 2 September, Tuesday 1st October &  
Friday 1st November**

NIGEL HORNE REAL ESTATE | TESTIMONIAL

**EXCELLENT SERVICE!**

Nigel has been extremely helpful in the purchase of our property. Nothing was too much trouble. He answered all queries with professionalism and knowledge. The property was well presented. There was good communication between all parties involved. We would recommend Nigel Horne Real Estate for both buyers and sellers.



Allanah Hughes & Simon Whitehead

**SUMMER IS ON IT'S WAY!**

Now is the time to get air-conditioners serviced.

There are also government rebates available for replacing gas heaters with reverse-cycle split systems. For more information, call the office on 6025 8000.

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

Sales viewings by appointment.

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