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**From the desk of the
 Department Manager**



Safety switches!

Does your property have an electrical safety switch?

Help save lives! In most States safety switches installed at a property are now compulsory at law. For such a minimal fee you can have peace of mind that you are providing a safe environment for your tenants.

When installing a safety switch ensure that you engage a licensed electrical contractor.

Feel welcome to contact our office for assistance.

What is the difference between a fixed-term tenancy and a periodic tenancy?

There are two types of tenancy agreements that a tenant can enter into. The first is a fixed-term agreement and second, a periodic tenancy agreement.

A fixed-term tenancy has a definite commencement date and expiry date. A periodic agreement has a commencement date but no expiry date.



The preferred type of tenancy is a fixed-term agreement where a tenant will enter into a six or 12-month agreement to give both parties security of tenancy and income for a set period of time.

Tenancy agreements do not necessarily have to be for a six or 12-month term. Sometimes it is smart practice to enter into a varied term (i.e. five, eight or 10-month tenancy) if the property has

a pool to avoid the property becoming available in the middle of winter. A varied term can also be entered into to avoid the property becoming available during a quiet time of the year when it can become harder to find a tenant.

While fixed-term tenancies are generally the preferred type of agreement for both tenants and landlords, sometimes it can be beneficial to enter into a periodic tenancy. You can enter into a periodic tenancy at the commencement of the tenancy by stating a move in date with no expiry date, or if a fixed-term agreement is not renewed for a further term, it will automatically revert to a periodic tenancy.

Periodic tenancies can give both parties flexibility in giving notice, as there is no expiry date and notice to vacate the property can be given at any time in accordance with a periodic tenancy notice period. This flexibility is usually requested if the landlord wishes to sell the property or the tenant is looking to purchase a property.



Making the most of life

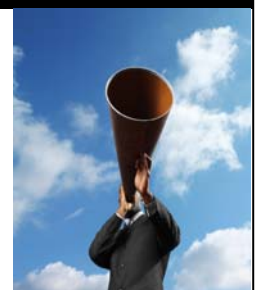
**For all your banking needs
 contact**

Home Finance Manager
 Bill Mitris 0408 427 121

Local Business Banker
 Elissa MacSporran 0429 552 879

IN THIS ISSUE

- What is the difference between a fixed term tenancy and a periodic tenancy?
- Fire safety tips
- BUZZ WORD “Duty of Care”
- Properties Recently Leased





Fire Safety Tips

Here are just a few of the precautions recommended by the Fire and Rescue Service to protect you, your family and your home:

- Take extra care when assessing the level of risk from intruders so that it also provides for a planned safe means of escape for your family should there be a fire.
- Make sure keys to all locked doors are readily accessible if you have deadlocks fitted.
- Make sure each and every window and door can be quickly opened when required.
- Install an adequate number of suitable smoke alarms and test them regularly. Don't forget to replace the battery in each smoke alarm at least once a year.
- Have a written escape plan in case of fire and practise it regularly.
- Never leave cooking or any other open flame unattended.
- Never smoke in bed and take extra care if consuming alcohol while smoking.
- Store all flammable liquids in purpose-designed containers.
- Fit a fire extinguisher in the home.
- Regularly clean the lint filter of your clothes dryer.
- In winter take extra care when using heaters, electric

blankets or open fires. Do not exceed the manufacturer's recommended use by date for electric blankets.

- Don't overload power points. Switch off appliances when not in use.
- Always keep lighters and matches away from children.
- Keep emergency numbers in a very visible place and educate all members of the family how to call for help and escape from fire. ■



Properties Recently Rented By Us

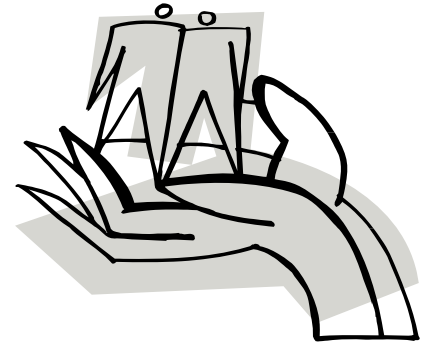
- 3/90 Bentons Road - \$300pw
- 14 Glendenning Rise - \$345pw
- 7 Robertson Drive - \$250pw
- 14 Eagle Street - \$400pw
- 4/69 Herbert Street - \$300pw
- 49 Prince Street - \$315pw
- 2/19 Marine Avenue - \$390pw
- 1/130a Bentons Rd - \$400pw
- 3/4 Cricklewood Rd - \$165pw

Listed & Let in 1 Week

- 21 Catherine Court - \$460pw

Premium service provided by Harcourts Mornington Property Management Department ■

BUZZ WORDS "Duty of Care"



Duty of care is a phrase that needs to be taken seriously when owning an investment property.

So what is "Duty of Care"?

Oxford Dictionary Definition:

Duty – moral or legal obligation

Care – protection, looking after

Therefore, Duty of Care is a moral and legal obligation to protect the tenant and look after the investment property.

Failure to carry out this obligation could result in serious consequences. The property must be kept in a clean, well-maintained condition that is safe for the tenant to live in.

Our office is constantly working towards protecting your investment dollar and we adopt a high standard of duty of care to the tenant and you as the property owner. ■

Find us on



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harcourtsmornington



Twitter

twitter.com/
harcourtsmorn

Properties Recently Listed For Sale

Why not consider some of these properties for your next investment or new family home. For any further questions in relation to these properties, please contact our Sales Office on 5970 8000.

5 Pastons Grove, Mount Martha



Costa Del Sol-

POA

Comprising spacious open plan living areas looking across the large sandstone al fresco patio & inground solar heated pool, a solid American oak kitchen with stone benchtops & premium grade Smeg appliances, & with large walk in pantry, massive upstairs master suite with superb bay, city & shipping lane outlook, further 3 dble brms & extra large study. Storage throughout house is exceptional with triple/quadruple robes. Presents superbly with an alluring combination of off white timber Plantation shutters, a subtle palette of colour, and luxurious deep pile commercial grade carpeting & tiled traffic areas. The 2003m2 allotment also provides an oversized DLUG & workshop, and plenty of room for half size tennis court or putting green, caravan & boat/yacht storage.



Rental Appraisal

\$690.00 to \$710.00 per week

2/7 Moomba Street, Mornington



Open Plan Low Maintenance Living - Neg Over \$340,000

Delightfully situated close to Main St Shops buses and amenities this single level townhouse.

Comprising 2 bedrooms, large open plan living area, semi ensuite bathroom, powder room and double lock up garage. Featuring a well appointed kitchen with quality appliances, open plan lounge, sunny dining area that flows to a pergola covered courtyard that is a real suntrap.

Tastefully decorated throughout with quality floor coverings and window furnishings, the home provides year round comfort. Just a short stroll to Main St and with buses virtually at the door this would be absolutely ideal for a professional couple or astute investor.



Rental Appraisal

\$290.00 to \$310.00 per week

4/804 Nepean H/way, Mornington



Luxury Living! -

POA

Featuring 3 bedrooms, large outdoor decked alfresco area, spacious open plan living area and double remote garage it lets you enjoy all the comforts of a home without the hard work. This striking property includes flowing living spaces with carpeted lounge, dining full size granite kitchen with stainless steel appliances all in stunning modern colour schemes. An ample master bedroom including full ensuite with marble bench tops, floor to wall tiles and WIR, a large second bathroom finished to high quality also with a full laundry size laundry completes this home, other features included ducted heating and evaporative cooling, downlights throughout and within moments of the best of Mornington has to offer.



Rental Appraisal

\$390.00 to \$400.00

Whilst every care is taken in preparing these appraisals, these appraisals are not sworn valuations and no warranty is given. Prospective purchasers should make their own investigations and it is not for the use of a third party.

Office & Local Area Update



Staff Leave

Phillip is currently on holidays and will return on the 16th November. During this time, the office will operate as normal, should you require any assistance please do not hesitate to contact Jane at the office.

What's on in Mornington & the Mornington Peninsula in November

The famous Mornington's Racecourse Markets have been a monthly highlight since 1994.



Market Dates up until Christmas –

November 8th

November 21st -

(twilight 3pm – 8pm)

December 13th



Pet & Pony Expo

Enjoy the free family events at this years Pet & Pony Expo, be sure to bring your family pet and join in all the activities and family fun over the day, there will be face painting, exhibits, entertainment to name just a few.

November, 29th 10am to 4pm
Entry FREE
Olympic Park, Rosebud

Referral

Incentive

Program

Refer 1 Client to our office and receive
2 x tickets to Village Gold Class to see a movie of your choice

Refer 2 Clients to our office and receive
\$100 fuel voucher

Refer 3 Clients to our office and receive
\$250 dinner voucher for the exclusive Rocks restaurant in Mornington

Harcourts Mornington Rental department value your feedback & support to find out more about our incentive program or register a name of a potential client please contact our office on



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