



NEWS Updates

Welcome

We would like to send a big warm welcome to our newest team member Asha Reddaway. Asha has joined our team as the head of our Property Management Department. She brings with her a wealth of knowledge and we are sure she will settle in within no time.

Sad Farewells

We are extremely sad to say goodbye to two of our highly regarded and much loved team members this month. Jenine Gospic has been with our Company for 6 years as a valuable Property Manager. She has recently become engaged and will be relocating down south to embark on new adventures. Kym Bullen has also been with our Company for a number of years. Her dedication and hard work in assisting the PM Department will be missed. We would like to wish both ladies the very best.



A note from Water Corp

<https://watercorporation.com.au/happydrains>

Detecting leaks

Leaks in your home occur at any time of the year and can be wasteful and costly. Keeping an eye on taps, fixtures and fittings both inside and outside your home could save hundreds of litres of water a year.

Check for leaks inside around the kitchen, bathroom and laundry taps and connections, and take a close look at your outdoor garden taps and irrigation.

Turning water off at the mains

A stop tap is installed on a water meter to temporarily stop the flow of water when carrying out routine repairs and maintenance and when there is a burst pipe/emergency situation.

You may need to use this tap when an internal leak is present, however it is not a long term solution and repairs must be arranged as soon as possible by your property manager. Contact your property manager as soon as you detect a leak.

Wet wipes, Oils, Fats and Sanitary items

Wet wipes may be marked as 'flushable,' but they don't disintegrate like toilet paper. Flushing them can cause serious drain pain, blocking internal plumbing and our wastewater pipes. If you choose to use wet wipes: please put them in the bin. You can also protect your internal plumbing and our wastewater system by not pouring fats, oils and grease down the sink. They solidify in the pipes and cause around 30 per cent of blockages, which can lead to major damage. Other items such as cotton buds and sanitary items shouldn't be put down the toilet.

Smoke Alarms

Although the weather temperature is warming and the use of heaters is reducing, this doesn't mean the risk of fire in your rental home is decreasing. Smoke alarms require regular testing and cleaning to provide effective protection.

Test your smoke detectors:

Monthly - test by pressing the test button with a broom

Yearly - replace your 9 volt battery each year on 1 April

It is a tenant's responsibility to check their smoke alarms.



It's time for a spring clean?

Spring is upon us and now is the perfect time for a spring clean. It is the tenant's responsibility to keep the property clean and tidy.

The gardens could also do with a spring clean; spring is the season when everything starts growing - including weeds. To help discourage weed growth in your garden beds, mulch around your existing beds after removing all emerging weeds. Mulch will help prevent water evaporation during the warmer summer months. After winter rains, the lawn soil can become compacted. You may need to aerate the soil to allow the lawn to "breathe" and encourage thick, strong growth. Aerating the lawn will help fertilisers and wetting agents reach the lawn roots to promote healthy growth.

Lawns

Storm Damage

Storms each year from May to October including, thunder, lightning, hail, flash flooding and gale force winds impact Mandurah causing major destruction.

Storms not only cause damage to homes, property and businesses, they also pose a threat to people, animals and the environment.

We recommend all our tenants have an emergency plan in place, prepare their properties and keep handy our Mandurah Estate Agency leaflet EMERGENCY PLAN FOR TENANTS which is supplied at the sign up, also can be obtained from the office.

As the warmer weather arrives it is a great time to investigate any damage from the winter months including water leaks and report it to your property manager.

Mice and rats

Spring is the season for mice and rats, if you have rats or mice in your house; you need to know what signs they leave, what problems they cause and how to get rid of them.

How do I get rid of them?

-Snap traps are generally humane but unpleasant.

-Indoor devices that use electromagnetic interference or ultrasound to drive rats and mice out of houses are useful.

- Anti-coagulant poisons/baits are also another good way; you can easily buy these from supermarkets. *not recommended if you have pets or small children.

Prevention is easiest

Tidy up cupboards and remove nesting material to prevent mice or rats in your home.

Reticulation

The winter sprinkler ban finishes on the 31st August. Please ensure your reticulation system is set to the correct day and time. The tenant is responsible for setting this correctly and will be liable for the water bill/fines. Also testing your sprinklers is a must, and report any damage to your Property Manager immediately.



Thinking of buying?

If you are thinking of buying your first home, come in and talk to our dedicated Sales Team at Mandurah Estate Agency. We have over 50 properties to choose from. We conduct over 30 home opens during the weekend and we are also happy to show you properties by appointment.

If you are interested in having a look through any of our listing please call or stop in and talk to our friendly Sales staff.

Quiet Enjoyment

While every tenant is entitled to quiet enjoyment of their rental home, we would like to bring to your attention the surrounding neighbours are also entitled to the same quiet enjoyment as stated in your Residential Tenancy Agreement.

Testing RCDs

Not all tenants may be aware it is a tenant's responsibility to test the RCDs at their property and notify their property manager if there is a fault.

RCDs should be tested every 6 months by pressing the TEST button. If further information is required contact your Property Manager.

Green Waste and Junk Verge Collection dates

Check the Mandurah Council website for more information.

<http://www.mandurah.wa.gov.au>

CollectionAreas <i>Please check your location on themap</i>		GreenWasteVerge CollectionOne	Junk and Metals VergeCollection	GreenWasteVerge CollectionTwo
Area1	MandurahCentral	19-24 Sept 2016	13 - 18 Feb2017	22 - 27 May 2017
Area2	Ocean Marina, Silver Sands, San Remo, MadoraBay	26 Sep - 1 Oct 2016	20 - 25 Feb2017	29 May - 3 Jun 2017
Area3	Dudley Park North (of MandurahRd)	3 - 8 Oct 2016	27 Feb - 4 Mar 2017	5 - 10 Jun 2017
Area4	Coodanup, Dudley Park South (of MandurahRd)	10 - 15 Oct 2016	6 - 11 Mar 2017	12 - 17 Jun 2017
Area5	Lakelands, Meadow Springs, Parklands	17 - 22 Oct 2016	13 - 18 Mar 2017	12 - 17 Jun 2017
Area6	Greenfields West (of LakesRd)	24 - 29 Oct 2016	20 - 25 Mar 2017	29 - 24 Jun 2017
Area7	Greenfields East (of LakesRd)	24 - 29 Oct 2016	27 Mar - 1 Apr 2017	19 - 24 Jun 2017
Area8	Halls Head North (of PeelwoodPde)	31 Oct - 5 Nov 2016	3 - 8 Apr 2017	26 Jun - 1 Jul 2017
Area9	Halls Head South (of PeelwoodPde)	7 - 12 Nov 2016	10 - 15 Apr 2017	26 Jun - 1 Jul 2017
Area10	Erskine, Falcon East and Wannanup East (of Old Coast Rd) and PleasantGrove	14 - 19 Nov 2016	17 - 22 Apr 2017	3 - 8 Jul 2017
Area11	FalconWest and WannanupWest (of Old Coast Rd)	21 - 26 Nov 2016	24 - 29 Apr 2017	10 - 15 Jul 2017
Area12	DawesvilleNorth (of Tims Thicket Rd / Fernwood Rd)	28 Nov - 3 Dec 2016	1 - 6 May 2017	17 - 22 Jul 2017
Area13	DawesvilleSouth (of Tims Thicket Rd / Fernwood Rd), Bouvard, Herron, Lake Clifton	5 - 10 Dec 2016	8 - 13 May 2017	24 - 29 Jul 2017