

# PROPERTY NEWS

Ideas to help you when you're buying, selling or renting

# FETE TIME



Mark Your Calendar Now ...

# MAY 22



Pennant Hills Public School's annual school fete will be held on Sunday May 22 from 10.00 am to 3.00pm at the infants site on Trebor Rd.

The entire community is encouraged to attend this fund raising initiative supported by local businesses.

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- Is Your Pool Compliant?
- It's Fete Time Again
- Fair Wear And Tear At A Glance

# W

WGROUP

# 8407 9190

[wgroup.com.au](http://wgroup.com.au)

*You'll find us in the heart of Pennant Hills ~ Shop 15, 5 Hillcrest Road, Pennant Hills.*

## Letter from the Editor

Dear Readers,

Properties do not sell themselves.

To get the result the property owner wants requires a group of dedicated real estate sales professionals with experience, local knowledge and drive.

To get the results that surprise and delight the owners demands a driven sense of purpose and commitment to the task.

It demands expertise in marketing, negotiation skills and the ability to meet the needs of buyers and sellers alike.

That is the level of professionalism necessary - the level on which all of our staff pride themselves.

**Matthew Walsh**  
Principal



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## Vendor, Landlords Take Note

**From 29 April 2016 no property in NSW with a swimming pool or spa pool can be sold or leased without a valid certificate of compliance or relevant occupation certificate.**

- Your pool fence should be at least 1.2m high all around and in good repair;
- The gap between the bottom of the fence and the ground must not exceed 10cm;
- All palings (whether vertical or horizontal) must be less than 10cm apart;
- Any horizontal rails that could assist climbing should be on the pool side of the fence and if on the outside must be at least 900mm apart;
- Walls forming part of the pool barrier

must have child-resistant doors and windows;

- The pool gate must open outwards and close and latch itself;
- The gate release mechanism must be 1.5m above the ground or located inside the gate at 1.2m and covered by an approved shield;
- The fence must be clear of trees, rocks, barbecues, deckchairs or any other object that could help a child climb over it;
- Your clothes line, barbecue or similar objects not directly related to the swimming pool should be outside the pool fence;
- You must display a resuscitation sign in the pool area.

## How safe is your pool?

**The Royal Life Saving Society Australia warns that every year more than 35 Australian children under the age of five drown and urged home pool owners to check, fix and maintain their home pool to help eliminate child drowning.**

Because home pools are located close to the house a child's curiosity brings them into contact with the pool. The majority of home swimming pool deaths arose after the toddler fell into the pool or went in voluntarily.

The Society said the most common entries for toddlers into the pool were through an open gate, a house door, or by using nearby equipment to climb over the fence. It warned that many parents mistakenly believed they could listen for their child calling for help but drowning could occur in a matter of seconds without any splash or crying to alert parents.

Royal Life Saving believes there are four things parents need to do to prevent drowning. Firstly, they should fence the pool with a four sided fence. This means that access to the pool is via a gate not the house. It is also preferable that the pool area is only used for swimming and that any equipment not related to the functioning of the pool should be stored outside the pool area.

Secondly, children should be supervised whenever they are in, on or around water. This supervision should be by an adult and the child should be within arms reach at all times.



Thirdly, parents and children should undertake water familiarisation classes adults should learn resuscitation techniques.

Royal Life Saving stresses it is easy for unsupervised children to gain access to the pool area by using nearby garden and furniture items to provide them with a foothold to climb over the fence. Additionally, in many social situations a pool gate is propped open to provide ease of access. This should never be done.

To reduce the risks of toddlers drowning Royal Life Saving has created the Keep Watch program which has four key messages:

- Supervise.
- Fence your pool and lock the gate.
- Familiarise your child with water.
- Learn resuscitation.

**Toddler drowning prevention involves all of these components. Visit [www.homepoolsafety.com.au](http://www.homepoolsafety.com.au) for more information, but remember that even the sturdiest fencing is no substitute for constant supervision.**

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# \$1500 Apple Voucher On Offer

The W Group sponsored raffle offering \$2500 in prizes including a \$1,500 Apple voucher is just one of the reasons to attend the annual fete.

Attractions will include carnival rides for all ages (with All Day Ride wristbands available), a sideshow alley, laser tag, photo booth, slot cars and an animal farm.

There will also be henna tattoos, face painting and a craft stall.

A huge variety of food stalls will include Indian & Asian, Gozleme, hot chips & the W Group BBQ.

For those with a sweet tooth there will be a multitude of take home cakes & slices, lollies and jams, and snow cones too. Espresso coffee will also be made to order.

No fete would be complete without stalls such as a plant stall, 2nd hand clothing stall, books, toys & white elephant stalls, not to mention a silent auction.

Stage performances by PHPS' Band, dance & choir groups, and a buskers' corner for local budding musical talent will keep everyone entertained, as will Chalky the Clown & Reptile Man.

Run by the P&C, the fete is a major fund raiser for the school. This year it will support the development of new learning spaces and continue to support the broader technology program of the school.



## FREE REPORT: YOUR HOME'S TRUE VALUE

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#### Market Trends for West Pennant Hills



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# Wear and Tear – what is fair?

## Are you being too tough on your tenants?



**Little bumps, a couple of dints, some slight scratches and a smattering of smudges – some things cannot be avoided when you are wrapped up in your day-to-day life.**

But what if you are the proud owners of an investment property and your tenants are leaving their mark on your asset?

How much do you let them get away with?

Landlords can often be unreasonable when they are counting the costs involved in maintaining an investment property, but it is important to be fair.

**Why is comparing the condition report to the current state of the property so important?**

The purpose of the final inspection is to compare the current state of the property to the initial condition report completed by your tenants at the beginning of their stay.

The legislation does state that your tenant must leave the property in the same condition when they leave.

Any substantial damages will then have to be paid from their rental bond after they have vacated the premises.

However, you must take into consideration the fair wear and tear factor.

**Landlords can be very hard on their tenants and while they expect the premises to be perfect, they must be fair to the renters.**

The problem lies in the fact that the term 'fair wear and tear' is not specifically defined in the Act or the Tenancy Agreement, so it is open to individual interpretation.

So it is important for us to think about what are the normal signs that appear when a property has been lived in for a period of time.

Things like wearing carpet, slight smudges on the walls, chipped tiles – these things can happen in a normal day and they can happen to anyone.

**The basic definition for fair wear and tear is: damage that occurs during normal use or something that happens due to aging.**

But deciding on what is fair is a huge challenge that property managers have to face every time a tenant leaves your property.

Factors that should be considered are the number of tenants, the time of tenancy and the age of fixtures and fittings.

Fair wear and tear usually applies to marks on walls, cracks in tiles, holes in fly screens, marks on curtains and carpets, insects in light fittings or dusty window and door tracks.

**Our team of highly trained property specialists is available to assist you.**



**If you have an excellent property manager, they will make it their mission to keep your property's best interests in mind, while still being fair to your tenants.**

Want to rent your property?

**W. 8407 9190**  
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## Let us take the worry out of renting your investment property

**W Group Estate Agents are committed to protecting your investment and obtaining the best possible return. For an obligation free appraisal of your rental property call today on 02 8407 9190 and we'll look after you.**



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