

# PROPERTY MANAGEMENT NEWSLETTER

JUNE 2021



## CHAFING THE DREAM

LAST month Shelley & Karen completed their 36km walk from Byron Bay to Ballina for the Westpac Life Saver Helicopter Coastal Charity Walk. Their team, aptly named “Chafing the Dream”, raised almost \$2,000 for this vital service. We would like to congratulate and thank these ladies and their team for their amazing effort and contribution to this wonderful cause!



## LEGISLATION UPDATE

In February 2019, the NSW Court of Appeal held that the NSW Civil and Administrative Tribunal (NCAT) is not a court and therefore cannot hear cases where one or both parties live in another state. This is because NCAT cannot exercise jurisdiction to determine matters with respect to interstate residents. This does not affect parties that may reside overseas or in territories (ACT or NT), or corporations (being landlords or tenants) registered interstate.

### What this means for you

If an issue arises during, or at the end of a tenancy, and either party lives in or moves to QLD, SA, WA, TAS or VIC, then the matter cannot be heard at NCAT. The matter can however be heard at Local Court and the applicant should be represented by a solicitor. If either party lives in or moves to NSW, ACT, NT or overseas, then NCAT does have jurisdiction and can hear the case. We strongly advise that Landlords review their current Landlord Insurance Policy to see if they are covered for legal costs, should they need to take a matter to a Local Court due to this issue. The legislation now states that the Residential Tenancy Agreement must list the state, territory or country in which the Landlord resides, unless it is NSW. We are required to give tenants 14 day's notice in writing if the Landlord moves to another state different to what is listed on the Residential Tenancy Agreement.

*Riddle me this*

What has to be broken before you can use it?



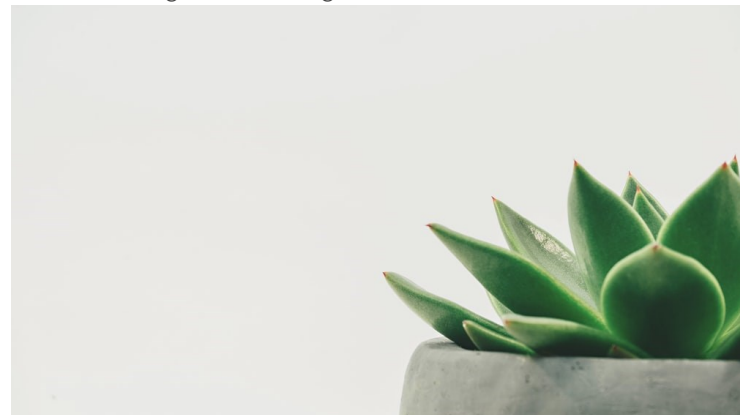
## Rental Expenses You May Be Entitled to Claim

- Advertising costs
- Body corporate fees and charges
- Council rates
- Water charges (unless the charges were passed onto the tenant)
- Land tax
- Cleaning
- Gardening and lawn mowing
- Pest control
- Insurance (building, contents, public liability)
- Interest expenses
- Prepaid expenses
- Real Estate management fees and letting fees
- Repairs and maintenance
- Some legal expenses

*Some items can't be claimed in full, but can be claimed over time, such as:*

- Borrowing expenses
- Capital expenditure
- Depreciating assets
- Initial repairs

This information is general in nature and readers should consult a registered tax agent.



**Benny Holder** | General Manager  
0411 132 517

78 Leased 82 Sold

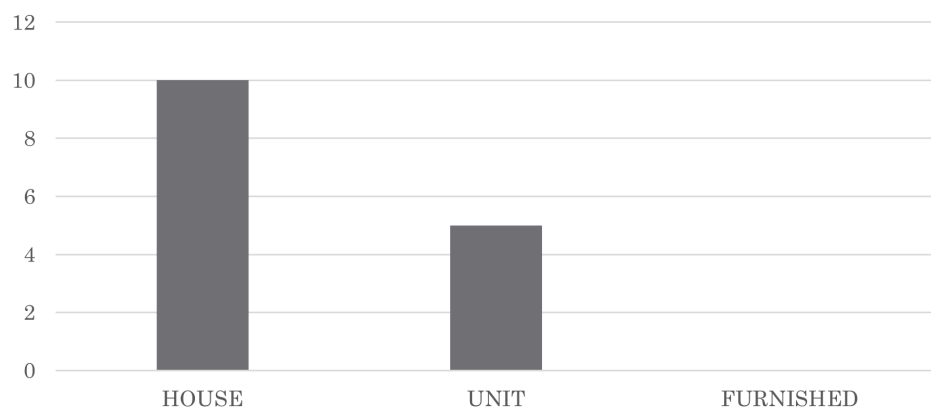
Since January 1

*Answer*  
An egg.

## THE STATS LAST MONTH

Leased	15
Median rent price (House)	\$400.50
Median rent price (Unit)	\$364.00
Average days on market	11.5

### PROPERTIES LEASED



# YOUR ELDERS TEAM



**KAREN GORTON**

LICENSEE IN CHARGE



**BENNY HOLDER**

GENERAL MANAGER



**MARIA FELTON**

DIRECTOR



**EMILEE WALL**

OPERATIONS MANAGER



**SARAH KAY**

ASSET MANAGER



**SHELLEY CRAPP**

ASSET MANAGER



**NAOMI COLE-HERRING**

ASSET MANAGER



**ANDREA HOLME**

TENANT INDUCTION MANAGER



**JOHN CAMERON**

NEW BUSINESS MANAGER



**CANDY BOULTON**

LEASING & MAINTENANCE  
MANAGER



**PAM WRATTEN**

PROPERTY ACCOUNTS



**SUSAN FLETCHER**

ADMINISTRATION



**JESS EDWARDS**

ADMINISTRATION

**“At Elders we hand pick our team based on work ethic, drive and confidence. We are a collection of professionals that all respect our vocation and work for the greater good. We make sure all of our team have access to the highest degree of ongoing professional development.”**

# Sales



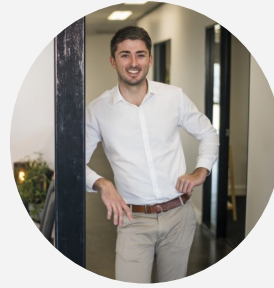
**DAVE DART**

SALES



**TERRY DEEFHOLTS**

SALES



**JAKE KROEHNERT**

SALES



**MEL DAYES**

SALES



**ARIELLE HACKETT**

SALES ASSOCIATE TO  
DAVE DART



**OLIVIA MATARAZZO**

SALES ASSOCIATE TO  
TERRY DEEFHOLTS



**BREE GODWIN**

SALES ASSOCIATE TO  
JAKE KROEHNERT



**TIAHNEE CROPPER**

SALES ASSOCIATE TO  
JAKE KROEHNERT



**VINCENT WILLIAMS**

SALES ASSOCIATE TO  
BENNY HOLDER



**HANNAH CARTER**

SALES ASSOCIATE TO  
BENNY HOLDER



**FULL-TIME POSITION**

EXPERIENCED SALES AGENT



**PART-TIME POSITION**

MARKETING MANAGER

