

Welcome!

We're excited to introduce our first newsletter, to keep you informed of changes in the Victorian property market. In this issue, a reminder about the legislative changes this year for rental properties, and how they may affect you. Plus we've expanded our coverage!



North, south, east, or west, you invest, and leave to us the rest!

We're experts in the Victorian market, for local, interstate and overseas property investors.

We support our clients' properties across Metro Melbourne, to get the best tenants, and the best investment returns. We recently added Box Hill to the growing list of suburbs we cover.

If you or someone you know needs a property manager to handle everything for you, reach out today.

We'd love to hear what you think – click here to leave us a review on our [google business page](#).

We hope you found this useful – let us know any topics you'd like to hear about in future. And thanks again for trusting us to manage your property! Connect with us via [Website](#), [Facebook](#), or [LinkedIn](#).



Kazween Marker
Principal

Recap of Rental Law Changes

- Increased Compliance Requirements (Reg 30, p22) for gas/electrical safety checks, pool barrier compliance, and efficiency systems for urgent repairs by resident.
- Schedule 4 (p179-186) covers Minimum Standards like locks, vermin proof bins, toilets, bathroom facilities, kitchen facilities, laundry facilities, structural soundness, moulds or dampness, electrical safety, window coverings, windows, lighting, ventilation and heating.
- Mandatory Disclosure Statements (Reg 16, p10), are now much broader, including if it has been the location of a homicide or contaminated because of drugs in the last 5 years, if it complies with rental minimum standards, if a repair notice for mould or damp has been received related to building structure, and more.

[Click here for the full Act.](#)

You deserve a fun break!

Need to clear your head? Take a quick break and try your hand at this trivia game... it's fun, and will help you refocus!

[Click here](#)



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