

# FEBRUARY 2017

## PROPERTY INVESTMENT NEWS

### INFORMATION FOR LANDLORDS - DISCRIMINATION IN THE RENTAL MARKET

Everybody should be given a 'Fair Go' when renting or trying to rent a property. The view that 'it's my property so I can choose who I like' only goes so far. You have the right to choose the most suitable tenant provided no unfair discrimination occurs.

The law states that you, or your agent, must not discriminate against anyone, or harass them, because of their: race (colour, nationality or descent), sex (male or female)

As long as you are not discriminating on one of the above listed grounds you may rent to whoever you like. If you do not want smokers in your premises or tenants with pets, or if you reject an application because of a poor tenancy history or do not think the tenant can pay the rent there is no law to stop you from declining an application for that reason.

You should be aware that you may be liable for discriminatory acts by your agent. For example, if you tell the agent not to rent the property to 'foreigners' and the agent carries out those instructions. In that case both you and the agent may be liable. It is no defence for the agent to say she or he was simply carrying out your instructions.





**Peter Milling & Company**

Livestock & Property Agents



## For Sale 4 Carling Court \$340,000

This spacious three bedroom home is located in the quiet cul-de-sac of Carling Court. Contact the Peter Milling Real Estate Team today to arrange an inspection of this well maintained home.

Features Include: Three Bedrooms, Built-ins in all bedrooms, Ensuite off main, Lounge, meals and living areas

- Double garage
- Ducted cooling
- Gas heating

This impressive home caters for first home buyers or an ideal investment with current tenants paying \$320 per week.

Do you have another rental property locally? Call our agency to find out how we can save you money and streamline the management process by centralising your investment portfolio to one agency. We can manage the change with no interruption to the tenant. Ring our dedicated team on 02 6882 3544.



## MARCH END OF MONTH

Disbursement will run  
FRIDAY, 31ST MARCH 2017,  
with statements leaving the office the same day  
Direct deposits should be in accounts by  
TUESDAY, 4TH APRIL 2017  
Your monthly statement can be emailed to you  
if you prefer.

If you would like to save paper and enjoy the convenience of receiving your statement the same day your rent is deposited, please email:  
[enquiries@petermilling.com.au](mailto:enquiries@petermilling.com.au)

Reminder to check over statements and contact our office should you have any questions regarding your FEBRUARY 2017 Statement.



## SMOKE ALARMS

**It is your Duty of Care to Save Lives !!**  
**ALL smoke alarms have an expiration date** Ensure your property is fitted with smoke detectors that are:

- Current
- Non-faulty
- Correctly located

**SATS provide this service for \$99.00 per year. This includes annual testing, and replacement of batteries between tenancies.**