del realestate



Suite 2, 61 Robinson Street, Dandenong, Vic, 3175 P (03) 9792 3340 W delrealestate.com.au **Neb Delibasic**Sales Manager & Auctioneer
0411 332 467

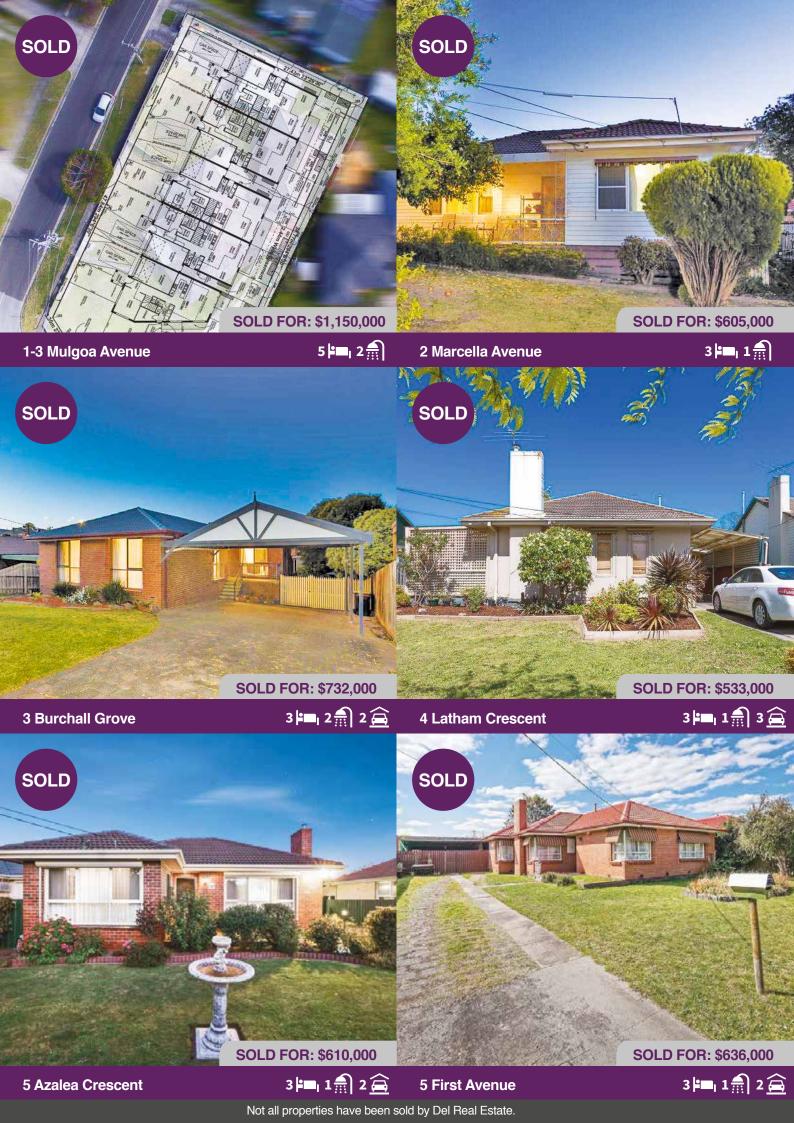
Theo MaricProperty Consultant
0411 410 744

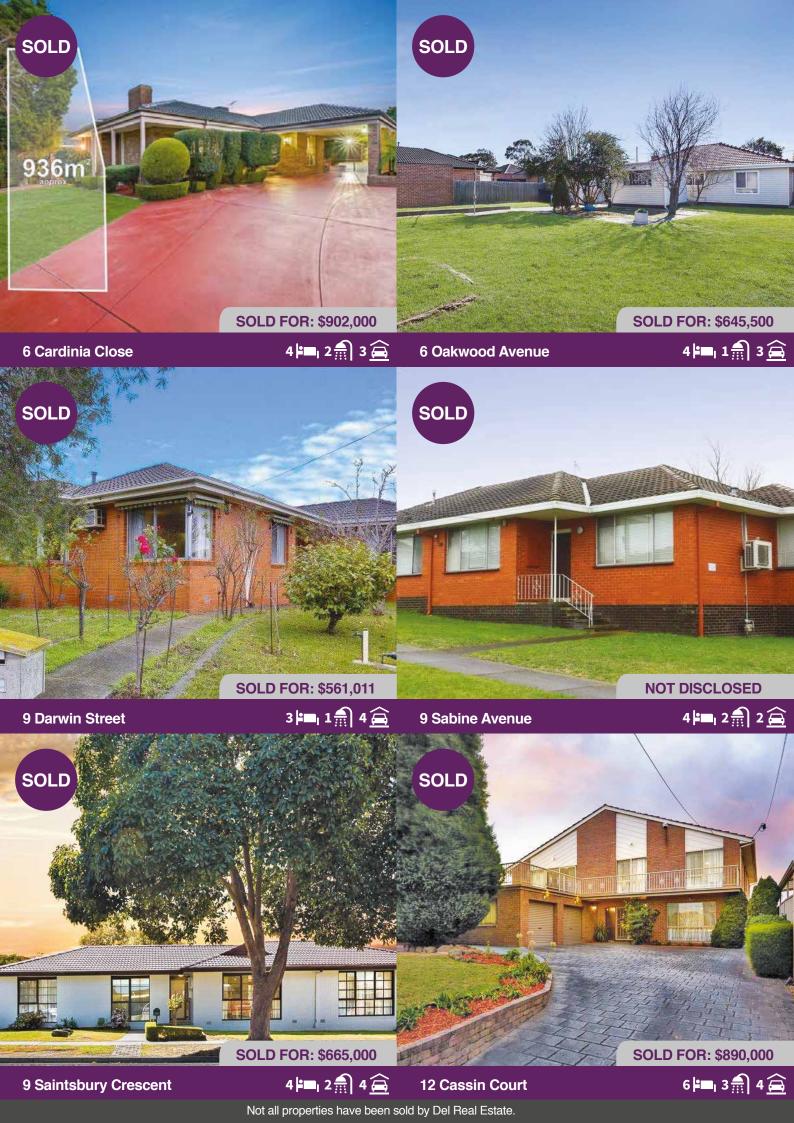


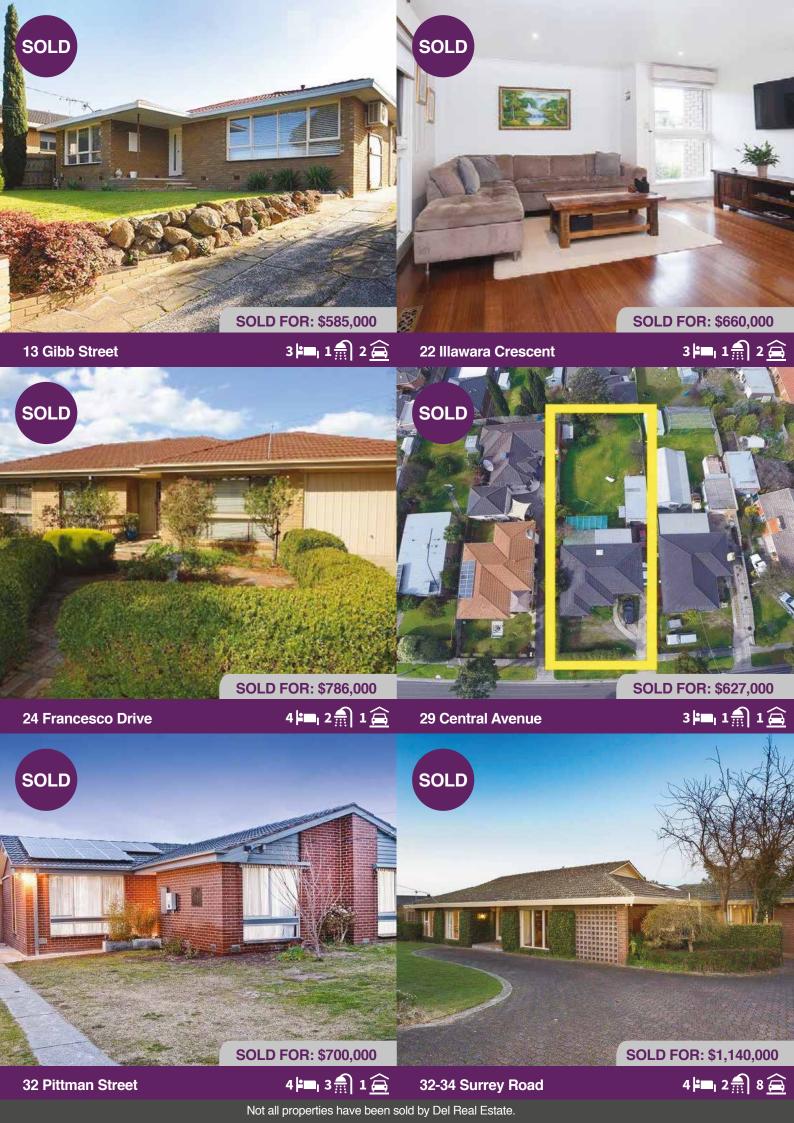
Neb DelibasicSales Manager & Auctioneer

Sales Manager & Auctioneer 0411 332 467

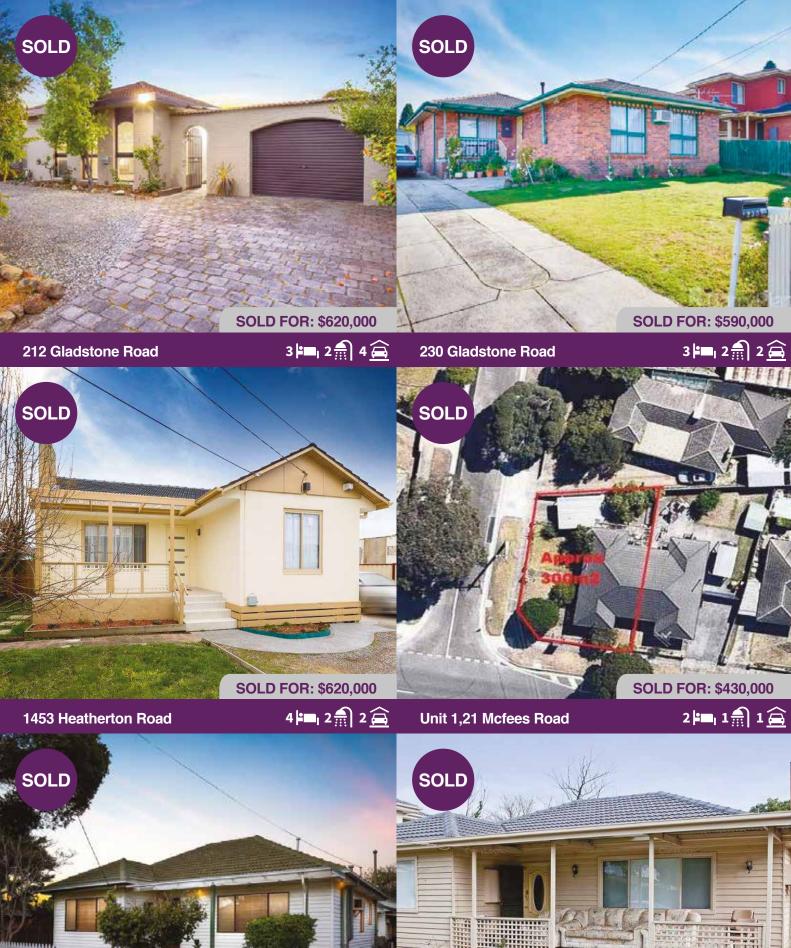












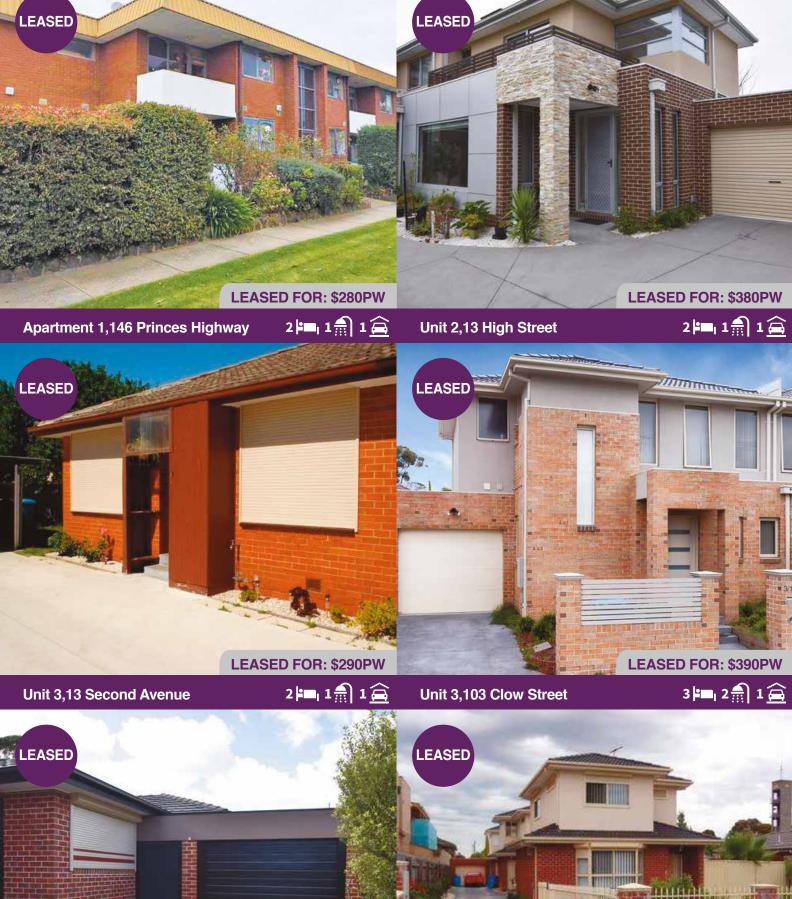














KEEP YOUR TENANTS AND YOUR INVESTMENT SAFE



Smoke Alarms

We are seeing an increasing number of homes without working smoke alarms. This is very frightening!

A relatively inexpensive device that can save lives is a MUST in every home.

Having smoke alarms already installed is a good start. The other consideration is how often are you having them checked.





Servicing Smoke Alarms

There is a common misunderstanding that if a smoke alarm beeps at the push of a button, then it works.

This is not always the case.

Smoke alarms have use by dates as well as different components inside them which also need to be properly checked. If you are unsure how to do this, it is best to have someone qualified attend.

There are smoke alarm service companies that attend properties on an annual basis and not only service alarms, but also ensure that the number of smoke alarms is sufficient and their placement in line with the building code of practice.

In many instances, we have seen smoke alarms repositioned because they were initially installed in the wrong location.

Rental Properties

In tenanted properties, providing working smoke alarms for your tenants is simply the right thing to do. It also forms part of the owners' legal duty to maintain the home in good repair.

Many landlord insurance policies will also seek evidence of smoke alarms being present and regularly serviced, in the event of a claim being lodged.

Gas Heaters

With a large number of older homes in our area, there are many still being heated by very old gas heaters.

Some types of gas heaters have been identified by Energy Safe Victoria as a high risk of carbon monoxide leaking, which can be catastrophic.

Carbon monoxide is an odourless gas. The only way to ensure you are safe is to have your appliance tested.

The recommendation by Energy Safe Victoria is to have gas appliances tested every 2 years.

This includes wall heaters, and gas ducted heating units.

Like with smoke alarms, landlords do need to ensure the appliances in their rental properties are safe for tenants to use.



For more information and advice of how the proposed changes may impact you, please feel free to contact Duska Maric on 0409 572 893.

Duska Maric

Australia's most PASSIONATE Property Manager

Over the past 10 years, Duska has personally helped more than 1,500 property investors to build and maintain their property portfolios and increase their wealth.

Contact me directly on 0409 572 893.



