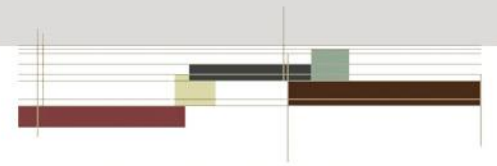


# Newstead Terraces News

April 2018



Newstead Terraces

Welcome to this month's newsletter.

## HOT WATER SYSTEMS

Our hot water systems are over 12 years old. The average life span for a hot water system is 10. So far this year we have had to replace 8 in the complex, 2 in one day last week. A standard weekday replacement unit with the plumber in attendance costs about \$1500. Weekends over \$2500. The difference is due to the supply of the new system. On a weekend we are forced to buy a system of the shelf at Bunnings, during the week, we are able to buy one at wholesale rates from a supplier. The plumber also gets to charge a little more for his labour on a weekend, but the major difference is the purchase price on the hot water system. If you are still operating with an original hot water system, please start to budget for a replacement. If your hot water system is a DUX brand, it will have a date that it was made in. Any 2004-2005 it is only a matter of time.... Don't forget it is possible to get a hot shower in the gym area if you are caught over the weekend with no hot water.



### Spotted Grazing on the palms at the Eastern End of the Lap Pool.

This rare species of Flamingo has taken up permanent residence in the lap pool. But she is starting to show signs of malnutrition and needs to go home for some intensive re-inflation.

As welcome a distraction as she has been, may the owner of this lovely beast please take her home.

## EMERGENCY NUMBERS

**In an emergency, if you are unable to reach me, please call the following. It would be a good idea to save these somewhere easy to locate:-**

**Otis Lifts 1800 626 847**

**Electrician 0417 769 998 Bobby Pearson of Pearson Sellwood Electrical**

**Plumber 0410 567 351 David from Pipemaster Plumbing**

These trades are familiar with the site and your unit configuration. They are the people that I would call if there was an emergency and they will be able to talk you through some first aid procedures to handle the situation.

As much as I love my job and can be reached 24/7 in most instances, it is possible that I may be at a movie, at the doctors, or somewhere else where I can not take a call. Outside office hours, especially on a long weekend, such as Easter, it is not unreasonable for me to be offsite and uncontactable. In these instances, it is ok for you to contact our emergency numbers independently. But please do try to call me first.

## PROGRESS ON THE WESTERN FRONT

(07) 3852 6928

(07) 3852 6927

info@newsteadterraces.com.au

www.newsteadterraces.com.au

Unit 1/20 Newstead Terrace, Newstead Q 4006

Nessica Pty Ltd ATF The Nessica Trust  
ACN: 14 960 631 236

May completion date, has been amended. Settlements will start at the end of May on the Evelyn Street buildings and it is anticipated that Settlements will start on the Terrace Homes early July.

Just for interest I have posted today's photo and one from the same time in 2017. It may feel as though progress is slow, but really they have come a long way.

# Newstead Terraces



## Tenants with Pets; Discrimination, Extra Bond and Extra Rental

(07) 3852 6928

(07) 3852 6927

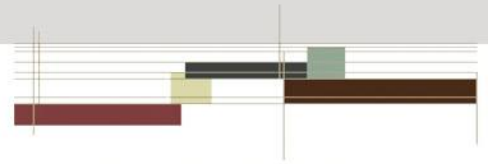
[info@newsteadterraces.com.au](mailto:info@newsteadterraces.com.au)

[www.newsteadterraces.com.au](http://www.newsteadterraces.com.au)

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**Can a landlord demand an additional bond from a pet-owning tenant?**  
**An article from the commissioner of Bodies Corporate with some information that we might all find handy at some point.**

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We have been asked recently about seeking from tenants additional bonds under the guise of 'pet bonds', 'sureties', or 'guarantees'. Apparently the thinking is that these types of bonds can be taken in addition to the four weeks rent that is ordinarily taken by landlords. Landlords must ensure that they do not charge tenants a bond over the maximum permitted under the Residential Tenancies and Rooming Accommodation Act (RTRA), regardless of how that bond is described.

A rental bond is an amount paid by the tenant for the financial protection of the lessor against the tenant breaching the agreement.<sup>[1]</sup> In determining whether an amount is a rental bond, it does not matter how it is described in the agreement or arrangement.<sup>[2]</sup>

The RTRA<sup>[3]</sup> specifies the maximum rental that is payable for securing the tenant's obligation under the lease agreement and that maximum is 4 weeks rent.<sup>[4]</sup>

Therefore, if a landlord asks a tenant for a 'pet bond' then the amount will be considered a part of the total bond payable, which must not exceed the statutory maximum of 4 weeks rent.

In Queensland the penalty for landlords asking for or receiving greater than the maximum rental is \$2,438.

### **Can a landlord charge a tenant additional rent from a pet-owning tenant?**

Imposing special tenancy terms and conditions is not discrimination. Landlords can ban pets from the premises in the rental agreement. Alternatively a landlord can insert special terms that govern whether the animal must be kept outside or inside. Also, a landlord can seek damages from a tenant whose pet causes loss or damage to the landlord's property. Rental can be increased regarding pets.

In Queensland the anti-discrimination legislation makes it unlawful to discriminate against someone on several bases such as gender, race, age, religion, and so on. However it is not unlawful to discriminate on the basis of pet ownership. This means that landlords can charge pet-owning tenants more rent than tenants without pets.

<sup>[1]</sup> Residential Tenancies and Rooming Accommodation Act 2008 (Qld), s 111(1).

<sup>[2]</sup> As above, s 111(3).

<sup>[3]</sup> Residential Tenancies and Rooming Accommodation Act 2008 (Qld).

<sup>[4]</sup> As above, s112(1)(b).

Georgina Bishop

Licensed Real Estate Agent # 3428825, JP (Qual), Member REIQ, ARAMA, B.Bus (QIT)