

Cyclone Awareness

Cyclone season is upon us and it's about this time every year that we remind our valued landlords that in our past experience, overflowing gutters due to them being clogged by decaying leaves and plant matter is the number one cause of water damage to ceilings.

If your property has any overhanging trees or trees nearby that drop leaves, it may be an idea to have someone clean the gutters & downpipes in preparation for the wet season.

Our team do advise if they believe the gutters need a clean, however it is not always easy to tell, and due to inaccessibility they cannot specifically check gutters and downpipes during their inspections if plant-matter is not obvious.

Please advise us at your first convenience if you would like us to arrange this for you.

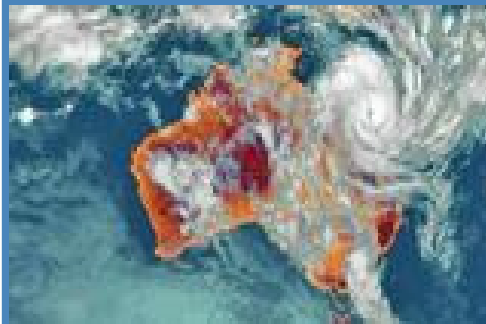
Property Preparation Checklist

- ✓ Check that walls, roof and eaves of your home are secure
- ✓ Trim tree branches well clear of your home
- ✓ Regularly clean gutters to prevent water inundation into ceilings
- ✓ Check your insurance policy covers storm surge and flooding

Cyclone Advices

Cyclone advices can be issued as a "watch" or "warning". These advices provide information on where the cyclone is, its movement, how strong it is and identify the areas that could be affected. A cyclone watch is issued every six hours when there are indications that strong winds are expected to affect coastal or island communities within 48 hours.

A cyclone warning is generally issued every three hours (however in some cases it's every hour) as soon as gales or stronger winds are expected to affect coastal or island communities within 24 hours. Forecasts of heavy rainfall, flooding and abnormally high tides are included where necessary.



Cyclone Categories

- ✓ Category 1, 100-125 km/hour winds, Minor house damage, damage to some crops, trees & caravans
- ✓ Category 2, 125-170 km/hour winds, Minor house damage, significant damage to signs, trees and caravans, heavy damage to crops and risk of power failure
- ✓ Category 3, 170-225 km/hour winds, some roof and structural damage, some caravan destruction and power failure likely
- ✓ Category 4, 225-280 km/hour winds, Significant roof loss and structural damage to buildings, caravans destroyed, dangerous airborne debris, widespread power failure
- ✓ Category 5, Greater than 280 km/hour winds, Extremely dangerous with widespread destruction.

New CPR pool sign regulations

If you are selling or leasing (renting) a property with a pool, you must have a CPR sign. If you are building a new pool, it must have a CPR sign.

From 1 January 2017 any new CPR signs or existing CPR signs being replaced must:

- Show how to perform CPR in line with the technique published in 'ANZCOR Guideline 8 - Cardiopulmonary Resuscitation' published by the Australian Resuscitation Council in January 2016.
- Be attached to the safety barrier of the pool, or displayed near the pool, so the sign is easily visible to a person near the pool.
- Be at least 300mm by 300mm in size
- Be made of durable and weatherproof material
- Include a prominent statement explaining how to act in an emergency (e.g. call Triple Zero, stay with the injured person, provide first aid).

For more information on this legislation visit the Department of Housing and Public Works website.



Tenancy Agreement

Sections 61-64

(This is completed as your managing agent)

A tenancy agreement, also known as a lease, is a legally binding written contract between you and the tenant. The tenant must be given a copy of the General tenancy agreement (Form 18a) before they pay any money or enter into the tenancy. It is an offence not to provide the tenant with a written agreement. However, the tenant still has protection under the law even if they are not given one.

The agreement outlines your rights and responsibilities and those of your tenant. It must include standard terms and may include special terms (e.g. keeping pets, pest control).

Upon signing Mackay Rentals are responsible for sending a copy to you and the tenant.

The agreement may only be ended by following the correct procedure.

Period of tenancy agreement

Fixed term agreement-has a start date and an end date and the tenant agrees to rent the property for a fixed amount of time (e.g. 12 months)

Periodic agreement- when the tenant agrees to rent the property for an unspecified amount of time (there will be a start date but no end date)

Water Charging

Section 166

You cannot charge for water unless the property is individually metered.

You are allowed to pass on the full cost of water consumption (including bulk water charges) provided

- The rental property is individually metered (or water is delivered by vehicle), and
- The rental property is water efficient, and
- The tenancy agreement states the tenant must pay for water consumption.

Your property can be made water efficient by installing 3 star WELS rated products (including toilets) or through the use of add-on devices such as aerators or flow restrictors.

If the property is not water efficient, but the other two conditions are met, you are responsible for paying for a reasonable amount of water consumption but the tenant may be required to pay excess water charges.

You should be able to demonstrate the presence of water efficient fittings by providing copies of:

- Plumbing reports
- Receipts
- Packaging
- Warranties or instruction manuals for taps and showerheads

Water billing periods are unlikely to align with tenancy agreements. It's important that both you and the tenant note water meter readings on the entry and exit condition reports to calculate water consumptions.



Merry Christmas and a Happy New Year

Around Mackay

Marian is the gateway to the Pioneer Valley and is situated approximately 30 kilometres west of Mackay. This riverside town is home to the region's largest sugar mill; all sugar cane grown in the Valley is now crushed at this mill. The crushing season extends from mid June to November each year. Melba House is the Pioneer Valley's Visitor Information Centre and also the house in which famous Australian opera singer, Dame Nellie Melba, lived during her time in the area. It is an excellent spot to stop off for local information, check out craft by talented locals and buy local produce from roadside stalls. Town Centre shopping precinct, with a supermarket and hardware store as well as a variety of other retail, food and medical services

Marian is serviced by a hotel, convenience and takeaway stores, bowls club and a service station, as well as the new Marian Town Centre shopping precinct, with a supermarket and hardware store as well as a variety of other retail, food and medical services



What's ON...

WHEN: 26th January 2017

AUSTRALIA DAY AWARDS Nominate today!

Mackay Regional Council Australia Day Awards pay tribute to individuals and groups who have made significant contributions to their local community and/or achieved exceptional results in sporting, or cultural endeavours.

Visit Mackay Regional Council website

www.mackayqld.gov.au/community/events/australia_day_awards_nomination

Fill out the form to nominate an individual or group for an Australia Day Award

**Applications close 8am
Tuesday, January 10, 2017**