



My Report

With the State Government abolishing first home owner exemption on Stamp Duty it has been rather busy. Properties are still in short supply and anything that is sensibly priced is selling straight away. I think the market will be rather slow for the first few months of next year. There will be very little first home buyers around so 2nd and 3rd home buyers will also be scarce. There will be a few bargain hunters around that will only buy if it is a fire sale price.

We still have a few tickets left for our movie night in October. So if you wish to attend, please call Joan to register.

SALE OF A RENTED PREMISES by Bree



Changes to the Residential Tenancies Act 2010 in January 2011 saw that if a Landlord wishes to sell a rented premises they are required to give the tenant written notice of the Landlord's intentions

to sell the residential premises of at least 14 days before the premises are made available for inspection by potential purchasers.

It also goes on to state that the tenant is not required to agree to the residential premises being available for inspection more than twice in a period of a week and the tenant must be provided with at least 48 hours notice each time.

Our recommendations to all Landlords with intentions of selling their rented premises is to ensure that when signing a Sales Agency Agreement with a Real Estate Agency that they are aware of the requirements. Fines apply to both Landlords and Agencies who do not follow these new regulations. Here at John B Grant Real Estate we have already implemented these procedures to act on behalf of our Landlords and Vendors.

For more information or for a free Market Appraisal please contact our office on **9645 2400**.

GREY WATER

Water is the key to life and gardening and with rising costs and increased public awareness of this vital resource more people are looking at ways to use water wisely.

One option becoming popular is reusing grey water on the garden. Grey water is household waste-water from the bathroom, hand basin, shower and laundry.

Figures show that one Australian house can produce about 400 litres of grey water a day, something like 40 percent of total use. But if they grey water is used effectively, it can lead to considerable savings.

There are three types of grey water systems ranging from complex through to really simple. But they all divert grey water from the house onto the garden. One of the most expensive and complex options is a grey water treatment system which can cost about \$10,000.

The grey water drains into a collection tank. From there it is pumped up to a deep sand filtration bed. The grey water percolates through this filtration bed, which consists of a layer of gravel and sand and is treated through this process. The grey water is stored in a holding tank and from there pumped onto different parts of the garden.

The benefit of a grey water treatment system is that it improves the quality of water and with some further disinfection it can also be used for surface irrigation or diverted inside the house for flushing the toilet and washing clothes. But the downside is that a treatment system is really expensive and a massive exercise. But more importantly it takes loads of government red tape to get the system approved.

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