



THE WANDERERS



Never ones to shy away from challenges, 4 of the team from Doepels & W&D Finance have signed up to take on the challenge of the Oxfam 100km Trailwalker.

Scott Beames (Property Management), Alison Sullivan (Owners Corporation), Kara Jones (W&D Operations Supervisor) and Shelley Best (DLT & W&D Marketing Manager) have teamed up as the DLT/W&D Wanderers and will take on the 100km Oxfam Trailwalker in April 2012, to raise much needed funds for impoverished communities in 3rd world countries.

In Australia, there are Trailwalks happening in Melbourne, Sydney and Perth. More than 700 teams will take part in the Melbourne event, celebrating its 10th year in 2012. Oxfam Trailwalker Australia has raised more than \$42 million since 1999. All monies raised enables Oxfam to carry out vital work in impoverished communities and helps bring about positive change in people's lives.

The DLT/W&D Wanderers aim to raise more than \$5000 for Oxfam. If you would like to donate to our team, please contact Doepel Lilley & Taylor or visit the website at doepels.com.au

44 Armstrong St South BALLARAT 3350
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Seasons Greetings...

Welcome to the second edition of our quarterly newsletter.

The last few months have been busy for Doepels, and the most recent interest rate cut on Melbourne Cup day is expected to have an ongoing positive effect on the property market in Ballarat.

Given the recent turbulent economic times we have been experiencing it is pleasing to note that the local property market is still performing well.

Doepels rental vacancies remain under 0.1% and this provides positive impetus to investors in terms of rising rents and record low interest rates. It's also a great time for first home buyers in regional areas given the generous government grants still available.

We hope you've had a chance to look around our new website. We will be continuing to update the site to improve functionality and enhance the user experience, so if you have any feedback, let us know!

www.doepels.com.au



@DLTBallarat



facebook.com/doepellilleytaylor

Doepels win Strata Community Australia Award

Doepel Lilley & Taylor's Owners Corporation Manager Lesley Duffell has been recognised for the second year running at the Strata Community Australia (VIC) Awards evening held recently in Torquay.

Lesley was named Small Owners Corporation Manager of the Year, an award she also took out in 2010.

She was also named Rising Star OC Manager of the Year at the 2010 award ceremony.

Doepel Lilley & Taylor's Owners Corporation client base has grown substantially over the past 18 months and this state wide recognition was proof that regional centres are as proficient and professional in managing the complexities of Owners Corporations as their metropolitan counterparts.



Owners Corporation Manager Lesley (R) with OC Assistant Alison Sullivan (L)

Recent improvements to the Doepels website have improved efficiency and function, and enhanced the user experience for unit owners and property developers.

RENTAL PROPERTIES

Who is responsible for what?

Whether you are a landlord or a tenant, you, and your Property Manager have rights and responsibilities when it comes to a rental property.

Consumer Affairs Victoria publishes '*Renting a home—A Guide for Tenants*' which outlines exactly who is responsible for what. If you are moving into a rental property, or are a first time or long term landlord, it is important you understand your responsibilities, as well as those of your Property Manager.

If you are a tenant, never sign anything unless you have a thorough understanding of what it means. Ask questions if you need to and never sign a blank document. Always keep a copy of anything you sign.

At the beginning of your tenancy, complete a 'Condition Report', or add or edit your Property Manager's condition report if you have paid a bond. If you are a landlord, it is your responsibility to ensure that your property is prepared for new tenants, and that the property is kept in good repair.

A landlord, or their Property Manager, is

also responsible for ensuring any replacement water appliance, fitting or fixture meets energy efficiency standards.

The Doepels website offers *Tips* for both landlords and tenants, and provides information about our Property Management Services. Visit doepels.com.au to find out more.

Doepel Lilley & Taylor also provides a copy of Consumer Affairs '*Renting a Home*' guide to all new tenants when signing a lease agreement. You can also [visit consumer.vic.gov.au](http://visit.consumer.vic.gov.au) for more information about renting a property.

OFFICE CLOSURE OVER THE CHRISTMAS PERIOD

Our offices at 44 Armstrong Street South will be closed for the Festive Season from 12noon on Friday 23 December, reopening on Wednesday 4th January.

The Directors & Staff of Doepel Lilley & Taylor would like to take this opportunity to wish you & your family a happy, safe and prosperous festive season.

Properties for Sale

Magnificent Lifestyle Property in Cardigan

"Warrigundi" is a brilliantly designed property with 37sq of quality living complemented by lush pasture suitable for grazing or cropping. The home has four bedrooms, two bathrooms, formal living and dining rooms, family room, study, fabulous kitchen with walk-in pantry, meals area and fantastic garden views, generous rumpus room, laundry with sewing cupboard and powder room and double garage with auto door and rear access. Outdoors are beautiful landscaped gardens, mature trees, undercover entertaining



area, fire pit, 15x9m shed with power, water and toilet, good fencing, cleared level pasture and sheep yards. An absolute delight just 10 minutes from Ballarat CBD.

**310 Blind Creek Road Cardigan
\$770,000—\$795,000
call Ian Moyle on 0419 680 444**

GOODS & CHATTELS

WHAT STAYS, WHAT GOES?

One of the most common questions when selling property is what stays and what goes? Many disputes have started due to misunderstandings between Purchasers and Vendors when there is an assumption that certain items stay with the property when it settles. Below you will find a basic guide to What Stays and What Goes

When selling a property you are selling the land and anything affixed to it. This includes any dwelling and anything that is affixed to the dwelling.

Generally a property will have two types of items—goods (or chattels) and fixtures.

Fixtures form part of the property and are sold as such, whereas goods are moveable items which the Vendor can take. On any standard contract there is a particulars page with a section for you to fill in relating to goods. This is where you can list any items as either staying or going. For example, sale includes "all fixed floor covering, light fittings and window furnishing, excluding the antique door bell".

Items which are considered to be fixtures include fixed carpets, free standing ovens, fixed air-conditioners and garden sheds.

Speak to your Doepels agent on 5331 2000 if you are unsure of what stays, and what goes.