

Welcome to PB&A's third Tenant Newsletter. We strive to provide you with relevant and practical content as we understand you are busy and don't have a lot of spare time to read long detailed articles. We are passionate about making sure you are getting the most out of your property rental experience with PB&A. We welcome any feedback you have from the experience.

## Reticulation

For those tenants who have reticulation you would have received an email from us at the end of August explaining that it was time to turn your automatic reticulation systems back on and it would be a good idea to just complete a test run to check that it is all running correctly and no sprinkler heads have come off. You will also need to ensure all sprinklers are cut around and cleared of any dirt and grass.

If after you have done all of this and are experiencing issues with the system, please contact your property manager by email at [office@peterbruhn.com.au](mailto:office@peterbruhn.com.au). Not being proactive could in turn result in costs to you for lawn repairs which is something we want to avoid.

### Blocked and Smelly drains

Sometimes you may experience a blockage or terrible smell coming from your drains, this is normally due to excess oils and dirt getting stuck in the pipes and not flushing through. To rectify and avoid this happening it is a good idea to regularly clear your drains every couple of months.

Below is a handy method that our team find works really well.

Pour 1/2 cup baking soda, followed by 1/2 cup vinegar down drain. Plug drain, and let sit for one hour. Then, pour a pot of boiling water down drain. Repeat if necessary.

To avoid blockages do not pour oil down the drains as when the oil cools it solidifies in your drains causing blockages. Use a strainer and avoid food going down the drains.

Clear out drains and s bends to free them of hair that may get stuck in your shower, basin or bath. If you are still experiencing any issues after this please contact your property manager so the issue can be resolved.

### Smoke Alarms

Do you know how to change your smoke alarm batteries?

Some tenants in the past have been unsure how to change a smoke alarm battery in turn damaging a smoke alarm. It is a tenant's responsibility to change smoke alarm batteries as needed.

It pays to keep an eye on smoke alarms, if there is a red light showing it is an indication that the battery is starting to go flat and requires replacement. If you hear a beeping noise this is also an indication that the battery requires changing.

Most properties have hard wired smoke alarms with a backup battery just in case the power goes off. These batteries need to be changed and smoke alarms must be in working order at all times. If you have any issues with your smoke alarms, please do not disconnect them, first try changing the battery and if you are still having issues contact your property manager as soon as possible.

If you are unsure how to change the batteries please see link to our YouTube video for instructions:  
[https://www.youtube.com/watch?v=476rAx8tv5Q&feature=youtu.be&fbclid=IwARIBwe3AkyKosldA0vnugC219ZAdmxwXlN\\_cUQz1e6SCSjLqmVYrNTbR5-w](https://www.youtube.com/watch?v=476rAx8tv5Q&feature=youtu.be&fbclid=IwARIBwe3AkyKosldA0vnugC219ZAdmxwXlN_cUQz1e6SCSjLqmVYrNTbR5-w)

**Smoke alarms save lives.**

## Portable Swimming Pools

Leading up to summer we wanted to remind tenants that blow up portable pools are still subject to pool fencing laws, including portable pools 300mm deep or more. By law, swimming and spa pools containing water more than 30cm deep must have effective safety barriers that restrict access by young children. For more detailed information please refer to: [www.dmirs.wa.gov.au/portable-pools](http://www.dmirs.wa.gov.au/portable-pools)

## Emergencies

In an emergency please phone your property manager if within work hours. If outside work hours please call the emergency phone (0439 878 849) and follow the after-hours process outlined in the Tenant Handbook which you were given at the commencement of tenancy and can also be found on our website.

Any major emergency after hours can also be reported to SES on 132500.

Meet Anita Walker  
Licensee and Business Owner



Anita first started as a Property Manager in 2009, learning the business under Peter Bruhn. She holds her Triennial Certificate, the highest qualification in Real Estate, together with a Diploma of Property Services.

She also has a Certificate IV in Frontline Management and a Certificate IV in Project Management.

Anita believes, that communication is one of the most important tools in any relationship, business, personal or otherwise. Her top values are honesty, integrity and respect and she strives to provide both staff and clients with open lines of communication and guidance.



## Financial Situation

If you are experiencing financial hardship as a result of the Covid-19 situation we urge you to make contact with your property manager. You will be asked to provide some documents to show you are in genuine financial hardship. This is to protect the people who genuinely need to assistance and ensure that it is going to the right places. We have previously sent out more detailed information on this process. You can access information regarding this matter on the link provided below.

<https://www.commerce.wa.gov.au/consumer-protection/residential-tenancies-covid-19-response>

## Cash Referral Bonus

If you are happy with the service Peter Bruhn & Associates have provided and you recommend our services to a friend or family member you can earn a cash bonus up to the equivalent of one weeks rent of the referred property.

How it works:

- 1) You refer a friend or family to us if they are looking for a property management team.
- 2) We contact that person to see if we can be of service to them.
- 3) The friend you referred to our company signs a Management Authority with us to manage their property.
- 4) We contact you to let you know we have signed the Management Authority and when the property is leased you earn a \$300 Visa Gift Voucher.