

## **THE POLITICS OF PETS**

### *Should you allow them at your property?*

You've just bought an investment property. You can't wait to place your first tenants and start reaping the rewards of property ownership.

After a short period of advertising, you receive a call from your Property Manager who has a good application to present to you. Awesome! All their references check out great, they have good income to support the rent, and seem to be quality applicants.

But then you are told that they have a pet dog.

**What do you do???**



One of our most commonly asked questions is 'should I allow tenants to keep pets at my property?' It's a difficult question, because there is no 'right' answer. In fact, the allowance of pets is one of the very few ways in which a property owner can legally discriminate against tenants (with the exception of service animals, such as a seeing eye dog).

According to the Australian Veterinary Association, Australia has one of the highest pet ownership rates anywhere in the world, with 62% of Australians owning a pet of some sort. It's no surprise that dogs top the list as the most common household pet, with 2 out of every 5 households owning a dog. A distant second are cats, owned by 3 in 10 households.

So, what does this mean for you as a property owner, trying to decide if you'll allow pets?

Firstly, not all properties are equipped to house pets. However, if your property has a decent sized, fully fenced yard, you are potentially ruling out more than half of your potential tenants if you choose to not allow pets.

Another consideration to make is that our population is aging, and companion animals will become even more important. Studies show that the number of pets in Australia has grown steadily over the last 5 years, which is not a bad thing. Pets are good for us, and important parts of our families. As peculiar as it may seem at times, nearly half of Australia's pet owners consider their pet to be their child (or 'fur baby'). Thus, restricting whether or not a pet is allowed at your property (so long as the property is suitably provisioned), is likely to have a major impact on your property's rental appeal.

The reality is that you can determine if a pet is going to be well-behaved by looking at their owners. Our experience shows that a good tenant who has a history of keeping properties in excellent condition will have an equally well-behaved pet.

Careful reference checks before approving tenants in your property is one way that we work to minimise any potential damage that pets may cause. Furthermore, our lease agreements are worded to ensure that pets are kept outside at all times.

Any breach of these terms gives us legal recourse should we need to take action against the tenants.



LEASED

CALENDAR  
DATES FOR  
AUGUST

## LEASING REPORT

Leasing across the month of July has been steady, with our record low vacancy rates continuing. Our Leasing Consultants have been asking our Property Owners if there are any aspects of their properties that they would like highlighted in our advertising.

When we list your property, if you think we've missed a particularly important feature, or you think that the property can be portrayed in a more accurate manner, do not hesitate to contact us! We can make changes any time, and have them visible to your potential tenants within a few hours.

### STATISTICS FOR JULY:

*Northside:* Total of 15 properties leased

*Southside:* Total of 6 properties leased

*Office Vacancy Rate:* 1.68%

DISBURSEMENTS

Wed 2nd  
Wed 9th  
Wed 16th  
Wed 23rd  
Wed 30th

Monthly Statement  
Issued  
Wed 30th

OFFICE  
HOLIDAYS

Ekka Holiday  
(Royal Show Day)  
Mon 14th

## WELCOME TO OUR NEW STAFF!



Recently, we welcomed Jodie and Yvette onto our Administration team.

Both Jodie and Yvette are experienced property managers, and together they share the Administration Support role.

They are also both mothers with young children, but each wanted to keep their skills sharp and contribute positively on a part-time basis.



Their skills in all areas of Property Management means that we can also utilise them to fill in if any of our regular staff are away.

Yvette is also responsible for managing the North Lakes reception on Saturday mornings.