

managing properties – here, there and everywhere!®

volume 34 december 2015

Santa Claus is coming to town. I am so excited! It is December, the weather is warming up and we are all running around like crazy to finish our Christmas shopping, prepare menus for Christmas dinner, decorate the house, ensure there is enough wrapping paper and sticky tape in the house, sort the kids out now that they are on holidays and lastly remember to enjoy each and every moment throughout the holiday period.

Sometimes I think staying at work is easier than working through that list.

On another note, it's now been 3 months since we welcomed the merge of the Domain Charter Group (DCG) team and clients. As always, it's been super busy. A couple of us did a quick road trip to Canberra and enjoyed a movie night with many of our Canberra based clients. It was a successful night, we were able to chat with people in person and we watched Daniel Craig as Bond for 2 hours.



Article by **Leah Calnan**

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Later this month we also welcomed the merge of the Enrichment Property Group into the Metro family.

Last month we said goodbye to Marion Cincotta who after working with me for close to 12 years retired to spend more time with her family and grandchildren. We will miss Marion and I know we have many clients who have worked with Marion throughout much of those 12 years. I also said goodbye to my fabulous Executive Assistant Melissa Venn. After nearly 6 years with Metro, Melissa is off on her next adventure. We had many good times and I always said Mel made me look good every day. Our team profile in this edition is Katie Lancaster. Katie is my new EA, whilst she has big shoes to fill, she is already doing a wonderful job. Welcome to the team Katie.

Well that's all from me in 2015. Thank you to each of you for your continued support to Metro. I am extremely proud of how far the business has grown and in fact we turned 9 on the 1st of December 2015. I am looking forward to celebrating the big 10 next year!

Finally stay tuned for information to come out early 2016 about our Moonlight Cinema Events. Always extremely popular and the tickets fly out the door.

Merry Christmas everyone, be safe and may 2016 bring you many smiles and much laughter.

Talk soon, *Leah*

Properties For Sale

See metrops.com.au for more details



selling properties - here, there & everywhere!



200 Dorset Road, Croydon

THE SECRET GARDEN

Character filled 3 bedroom family home situated on a prime corner, 609m2 (approx.) in Croydon.

With a secluded private entrance this charming home is tucked away from the main road with beautifully landscaped gardens.

Boasting three bedrooms, modern renovated bathroom, updated timber kitchen with large open plan dining and living. Huge covered decks, front and rear for outdoor living all year round.

Extras include split system air conditioning, ducted heating, polished timber floors and double carport via remote access gates.

Alternatively the impressive land has the scope for a townhouse development or luxury new home site (STCA) in a premium location close to parks, reserves, schools, and walking distance to Croydon Train Station.

CALL MERRYLN SCHMIDT TODAY TO BOOK A PRIVATE APPOINTMENT ON 0413 994 597.

Team Profile - Learn more about the talented Metro team

KATIE LANCASTER

Position at Metro: Executive Assistant to Leah Calnan

Lives: Melbourne

Hometown: Goondiwindi QLD

If you could have one super power what would it be?: To fly

What is your favourite movie quote?: "We've all got both light and dark inside us. What matters is the part we choose to act on. That's who we really are." Sirius Black, Harry Potter and the Order of the Phoenix

What is one of the things on your bucket list?: Go on a safari in South Africa



Property Management Insight

With the summer months now upon us, we have seen an increase in the number of portable inflatable swimming pools erected in the back garden of rental properties that have no fencing around them and do not comply with the local municipality requirements. A swimming device with more than 300mm of water must adhere to these regulations. If we find a non-approved swimming pool in your investment property's back garden, we will advise you immediately and action is taken the same day to have the tenant remove the pool.



Portable swimming pools over 300mm deep and no pool fence are illegal

Christmas & Holiday Opening Hours



The team at Metro would like to take this opportunity to wish you a very Merry Christmas & a Happy New Year!

OFFICE HOURS

Thurs	24 Dec		9am to 1pm
Fri	25 Dec	Christmas Day	CLOSED
Sat	26 Dec	Boxing Day	CLOSED
Sun	27 Dec		CLOSED
Mon	28 Dec		CLOSED
Tues	29 Dec		10am to 4pm
Wed	30 Dec		10am to 4pm
Thurs	31 Dec		10am to 4pm
Fri	1 Jan	New Years Day	CLOSED
Sat	2 Jan		9am - 2pm
Sun	3 Jan		CLOSED

* Regular business hours from Monday Jan 4th 2016

Improvements to an internal process for you

Over the past month you will have noticed we have slowly been introducing the attachment of your invoices to your emailed statements. In order to make the delivery of your rental statements faster, as of the 1st January 2016 you will no longer receive your statements via the post. If you haven't supplied us with your nominated email address, please do so before the end of the year.

Metro - We're Social! Are You?

Are you following us on Social Media? Metro has a Facebook page (Metro Property Management), Twitter (metropm) and a new Instagram page (metropropertymanagement_). They are great resources to keep up to date with what is happening here and to get to know the team at Metro!



What's new at Metro

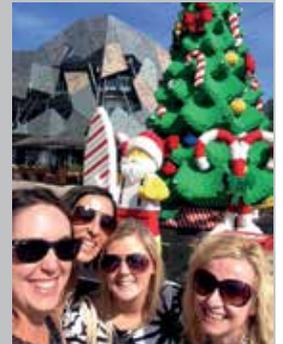
Interesting developments



We Love Property Management at Christmas & in the New Year

Every month we subtly change our 'We Love Property Management' theme. For December our theme is 'Santa and his reindeers'.

To celebrate this new theme, some of the Metro team set off to Federation Square to spread the word.



Sign of the Times

Our Little Miss Property Management 'LEASED' sticker has been appearing on Metro Property Management FOR LEASE signboards all across Melbourne. They are popping up everywhere and we've received great feedback on them too!

Leah Assisting Victorian Government with Reviews of Real Estate Acts

Did you know that the Labour Victorian government have announced a review of many of the real estate acts, including the Residential Tenancies Act 1997 and Owners Corporation Act. With Leah's strong involvement at the REIV, she is part of the working group and has already spent time meeting with government parties. They anticipate the review to take another 12 months to complete.