



CONNECTION STARTS WITH YOU

Humans are social creatures. We've been hanging out together for hundreds of thousands of years.

Human relationships start with awesome people like you. They start with you showing up at local events and gatherings and introducing yourself. They start with you being brave enough to share your interests and passions with others, hosting a small group of like minded hobbyists. They start with you sharing the lemons from the fruit tree in your backyard with your neighbours. They start with conversations, contributions, and being just vulnerable enough to let others know how great you are.

You might be an enthusiast gardener, food lover, or an artist. Every single person on the planet has something unique to offer the world. The possibilities are infinite and at the centre of all of them is you, and the things you want to share with others.



Here are just a few ideas to get you thinking about how you might like to cultivate a sense of community for yourself:

- Sharing your hobbies and passions

- Initiate diversity dinners with neighbours
- Host a friendly social event
- Seek out new experiences

If you're keen to get out there and start meeting new people, then you should check out the Befriend Social Network! It's a ready-made community of over 12,000 warm and welcoming people from all around Perth who regularly host and attend small shared social experiences, from bowling to coffee catch-ups.



Befriend - Connected US

<https://befriend.org.au/podcast/>

Connect US is a podcast series from Befriend. Featuring seven episodes, it's a series that focuses on community life, the challenges of navigating social relationships and the joy of finding real connection. These seven conversations are about why humans need humans and our fundamental need to belong. Click on the above link and listen to the podcast.

You can also email enquiries@stellarliving.com.au with any ideas for tenancy engagement. We would love to hear from you.



SAFEGUARDING YOUR BOND MONEY

How to save \$\$\$ and time when it comes to vacating our property

Our Experience

Throughout our many years' experience in managing properties, we have seen how tenants actions during a tenancy, no matter how innocent they seemed, have cost tenants a lot of money when they vacate. Most of these costs could have been avoided if the tenants had taken simple steps during their tenancy.

Our Tips

As you know, we are all about giving back your Bond where possible.

Here are some hints and tips that will help you when it's time to move out:

Making changes

- All changes you make (installing of hooks, etc) must be approved in writing.
- Be careful of using 3M stick-on hooks as these can strip the paint off the walls when removing.
- Minimise the amount of holes you put on walls

Preventative Actions to Avoid Damage

- Do not put stickers or aluminium foil on windows.
- Ensure furniture is not rubbing against the walls and damaging the paintwork.
- If you have timber or vinyl floors, place protectors to avoid costly damage.
- Lay matting or lining in kitchen cupboards, bathroom cupboards, and wardrobes to avoid scratching and staining from rusty cans or storage of certain items.

Prevent Damage with Regular Cleaning

- Cleaning needs to be done weekly and not left to the property inspection.
- Exhaust fan grills, - built-up dirt will damage the fan and cause hazards.
- Shower screens – the soap scum will seep in and leave permanent marks.
- Cooktop and oven after use so the spilt food does not bake on and leave permanent marks.
- Carpets – attend to any stains immediately or they won't come out.

Finally, remember we are here to help you and understand that accidents do happen.

If you have caused damage to the property, please let us know during your tenancy so we can work out a plan to rectify the problem.

CELEBRATING 10 YEARS



Share your story to help us Celebrate our 10th Anniversary

Our tenants are integral to Stellar Living's story – we wouldn't be what we are without you.

As we prepare to celebrate our 10th anniversary during 2021, we would like to extend the invitation to you to share your story with us to commemorate the milestone.

What positive life changes may you have experienced through your Stellar Living tenancy? Has your tenancy allowed you to stabilise your life, achieve goals? What do you hope to achieve in the months or years ahead that you wouldn't otherwise have been able to if it wasn't for your tenancy with Stellar Living?



If you would like to share your story about how Stellar Living has positively impacted your life, email to enquiries@stellarliving.com.au or send it to Stellar Living Ltd, PO Box 370, Thornlie WA 6988.

Visitors / extra persons in my home



We welcome you to have visitors in your home and they can even stay with you from time to time for short periods.

There are circumstances, where having visitors stay with you for too long can affect your tenancy and also the rent that you pay.

There are a couple of things that are important to remember when it comes to visitors in your Stellar Living home;

- You are the tenant for your home and any damage that is caused by visitors, even accidental, becomes your responsibility.
- You can also be held responsible for any noise complaints made about people visiting your home as well as any illegal activity.
- A visitor is defined as a person who has their own residential address (separate from the address they are currently visiting) and who intends to return to reside in that property.
- Where a visitor(s) stays longer, Stellar will consider them to be an extra person and an assessment will be carried out by a Property Officer which considers tenancy sustainability, safety and any extra income that needs to be included in a rent review. Depending on the circumstances extra persons may need to be assessed against Stellar Living's eligibility criteria.

If you are unsure or you have a guest staying a little longer, please give our office a call and speak to your property officer. They will be able to give guidance on this matter.

Grandparents, did you know?

- Children under five years of age travel free on any Transperth bus, train or ferry services.
- Seniors travel for free from 9 am until 3:30 pm Monday to Friday and all day Saturday, Sunday and public holidays.

Have we got your current contact details?

It is important that we have your most current details including email and telephone number. This helps us contact you and let you know about any important changes or information regarding your tenancy. It is also necessary to have current information so that maintenance contractors can contact you and arrange suitable times to complete any repairs. If you think we may not have your current details, please contact our office as soon as possible.

Office Closure

GOOD FRIDAY

Friday
2nd April 2021

EASTER MONDAY

Monday
5th April 2021

ANZAC DAY

Monday
26th April 2021

Tenancy Survey

Stellar Living tenants are invited to give feedback on their satisfaction with our service in the 2021 Tenant Survey.

This Survey will be sent out in May 2021.

By completing and returning the survey you will be in the running to win some great prizes.

Anniversary word search - WIN A \$30 BUNNINGS VOUCHER

E	C	S	E	V	I	T	A	V	O	N	N	I	A	E
E	V	F	Y	O	P	R	H	O	U	S	I	N	G	I
E	Y	R	A	S	R	E	V	I	N	N	A	N	R	L
Q	G	I	E	V	T	Y	T	R	E	P	O	R	P	R
U	S	E	F	S	M	R	N	G	N	I	V	I	L	O
A	T	N	U	D	A	A	E	T	N	A	N	E	T	O
L	E	D	E	S	I	F	N	S	T	A	R	E	N	G
I	L	L	H	P	N	V	E	D	P	Q	O	T	P	L
T	L	Y	E	S	S	T	E	E	U	E	E	O	E	A
Y	A	A	H	T	R	E	P	R	F	R	C	D	O	K
S	R	T	E	N	Y	E	A	R	S	I	A	T	P	E
L	V	A	L	U	E	S	B	A	S	E	D	H	L	E
P	S	Y	T	I	N	U	M	M	O	C	E	T	E	F
U	C	O	M	P	A	S	S	I	O	N	A	T	E	A
F	A	M	I	L	U	E	S	M	O	L	B	R	A	S

Find these words in the puzzle

Anniversary
Community
Compassionate
Diverse
Friendly
Housing
Innovative
Kalgoorlie
Living
Mandurah
People
Perth
Property
Quality
Respect
Serve
Safe
Star
Stellar
Tenant
Ten years
Values based

STELLAR LIVING ANNIVERSARY WORD SEARCH

Words can be forwards, backwards, diagonal, up or down. Can you find the extra hidden word?

The clue is - 'a precious gemstone formed in the belly of a sea creature.'

Email your completed search grid and full details to enquiries@stellarliving.com.au or you can post it to:

Word Search Puzzle
Stellar Living Limited
PO Box 370,
Thornlie WA 6988

Competition closes **Friday 30 April 2021**. A winner will be drawn from all the correct entries after the closing date and the winner will receive a **\$30 Bunnings voucher**. Only one entry per household please.

