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MEDIA RELEASE

Security tips for selling or leasing a vacant home

Reviewing home security measures before going to market could save time and heartache

When preparing to sell or lease a home, the risk of ‘squatters’ is not likely to be something that immediately springs to mind for the homeowner. In fact, most Western Australians would be shocked to know that this kind of crime occurs at all.

Unfortunately, the incidence of a person or people unlawfully occupying a vacant home does happen in WA, with empty houses up for sale or lease often a soft target, according to Jones Ballard Property Group, Bull Creek Director, Mr Adrian Ballard.

“In extreme cases the squatters identify when the property is most likely to be completely unattended, and if security is not adequate, they break in and occupy the actual house.

“In lesser cases, where the house has good security and more often than not has an active alarm system, they will settle for camping out in sheds, granny flats or covered outdoor entertaining areas.

“Either way, the end result is often damage to the property which ultimately proves costly, stressful and very inconvenient to the homeowners and affects the ability to sell or rent out the house in a timely fashion,” said Mr Ballard.

Mr Ballard emphasises that while real estate agents in suburbs most commonly hit by this sort of crime are alert to the issue and have protocols in place to minimise the risk of it happening, home owners can help by ensuring their property is adequately secure before it is brought to market.

“Where a house is going to be brought to market vacant, it certainly pays to take a moment to review security measures.

“For the most part, it means going back to basics: make it hard to break in!” said Mr Ballard.

Jones Ballard Property Group recommends quality locks on doors and windows and ensuring all locks are in good working order, motion-sensor activated lighting for outdoor areas, and trimming any trees or bushes that obscure the view of access points from the street, making it hard for a burglar to go undetected.

“If your home is vacant your property manager or agent will be checking in on it in between home opens and doing everything within their power to ensure it is kept safe.

“But to really consolidate this effort and be most effective we also recommend notifying your neighbours that the house will be empty during the sale or lease process, that way if they see or hear anything they can contact you, your agent or the Police.

“There are a great many measures available to improve the safety of your home whether you are living in it or it is unoccupied for a period of time.

“If you want to know more, ask your real estate agent and they will be certainly be able to advise and step you through it.

“At the end of the day we want a happy result for the homeowner and to help create a safer community,” said Mr Ballard.

-ENDS-

Notes to Editors:

About Jones Ballard Property Group - Jones Ballard Property Group is one of Perth’s most successful independent property sales and management firms. The firm employs more than 45 staff at offices in Como and Bull Creek and provides residential sales, property management, development consultancy and marketing, and access to financial and conveyancing services.

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