

PROPERTY INVESTOR NEWSLETTER AUGUST – SEPTEMBER 2008

This newsletter has been designed to keep you updated on what is happening within the industry and our Real Estate Office

From the desk of the
Property Managers

Special Offer

There is no advertising more valuable than 'word of mouth' and we greatly appreciate it when our existing clients refer possible new clients onto us.

Do you have a friend, family member or associate you could refer to our services?

Should we be successful in obtaining the business we will provide you (our existing client) with a

**\$100
Westfield
Gift
Voucher**



Conditions apply

**Raine & Horne[®]
North East**

PROPERTY INVESTMENT INFORMATION EVENING

A FREE informative evening providing information on Finance, Mortgages, Tax Deductions, Insurance, and Property Management.

GUEST SPEAKERS

Blaine Murray - Finance
Gordon Murray - Finance
Garry Wilson - Finance
Yvonne Collier - Insurance

REGISTER BY VISITING US
Raine & Horne North East
1289 North East Road
Tea Tree Gully SA 5091
www.mypropertymanagersa.com
Phone: 08 8395 2233
Email: info@mypropertymanagersa.com

REGISTRATION DATE: 15th SEPT 2008
12.00pm - 7.00pm
1289 North East Road
Tea Tree Gully SA 5091

**LAST CHANCE
To register
for our
Investment
Evening**

www.mypropertymanagersa.com

Right of Entry and Quiet Enjoyment

When a tenant enters into a tenancy agreement they are taking up the "rights" of tenancy in accordance with legislation to reside in the property.

The tenant has exclusive use of the property and must conduct themselves as a tenant, based on the terms and conditions of the agreement, which include obligations such as: they must pay rent on time and they will care for the property, etc.

The Tenancy Agreement also clearly outlines rights and obligations of the landlord.

The majority of the time most landlords are aware of their rights and obligations, and the tenancy continues with a balanced understanding of both party's rights.

However, recently we have had feedback from a select number of tenants, who have stated that the landlord has called them direct to visit the property or have simply turned up and knocked on the door.

As a landlord, it is important that you act within the Residential Tenancies Act guidelines, which have been established to protect the rights of both landlords and tenants.

If you wish to inspect your property, we strongly recommend that your first point of contact is our office – even if you have a good relationship with the tenant/s.



To be able to lawfully enter the property you must give the appropriate notice to the tenant in the required format. Failure to do so could result in a breach of the Agreement and Act.

Continued... P.T.O.>

IMPORTANT: This is not advice. Clients should not act solely on the basis of the material contained in this newsletter. Items herein are general comments only and do not constitute or convey advice per se. The newsletter is issued as a helpful guide to clients and is for their private information. Every effort is made to ensure the contents are accurate at the time of publication. We take no responsibility for any subsequent action that may arise from the use of this newsletter. Published by THE PPM GROUP - www.ppmssystem.com & Raine & Horne North East

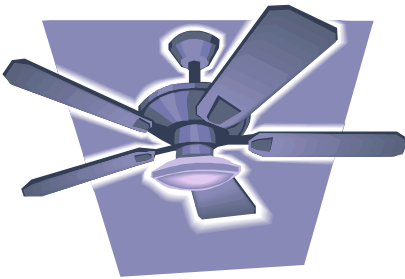
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We also suggest that you contact our office so that we can ensure that you are protected against possible claims relating to a breach of quiet enjoyment or harassment. These situations are very extreme and rare. However, as your managing agent it is our duty of care to protect you.

If you wish to inspect your property please feel welcome to contact our office. ■



Quick Rental Tip!

As a property owner, you can maximise the process of attracting quality long-term tenants by ensuring that the property is comfortable to live in.

HOME TEMPERATURE TIP

Tenants are no different to property owners. They like their property to be cool in summer and warm in winter.

If they experience discomfort during any of the seasons, this could lead to the tenant vacating the property.

If you know that there is an issue with the temperature of your property, you may like to consider installing ceiling fans, a fire place, central heating or reverse cycle air-conditioning, etc., to ensure that your tenants feel well cared for.

With these additions you may also be able to achieve a little extra rent and reduce your vacancy periods if your property is competing with others on the market. ■



Finance Corner

Fixing your finance (not your loan)

According to many banks many people are due to come off their fixed rates over the next few years. In fact it is estimated that 1/3 of all 3yr and 5yr fixed loans will expire in the next 12 months.

After speaking with many clients over the last few months who have either come off their fixed rate or about to soon expire, all of them have been alarmed by the jump in not only the interest rates but also the loan repayments.

INVESTORS DON'T PANIC!

With interest rates at high levels and most market commentators predicting rate cuts ahead, now may be a good time to get your loan correct and make sure you are getting the best interest rate and maximum discount from the best lender.

Some of our customers have taken this opportunity to ask us to review their situation and the loans available in the market currently. In many cases we have been able to find alternative financing options that have saved them thousands of dollars.

If you would like to know more or review your options please contact myself or Rachel for more information.

Steve Murphy
General Manager
Raine and Horne
Financial Services ■

Do you have other investment properties in our area?

Consolidating your investment properties to the one agency can make the financial management & communication process easy and stream-lined.

If you have another property in our area and would like our agency to assist you with the transfer process to take away the stress of changing agents, we would be more than happy to do so while ensuring that your tenants are not disrupted.

We also offer incentives to landlords who wish to consolidate their investment portfolios.

Please feel welcome to contact our agency to discuss any questions you may have.

Properties Recently Rented

Keeping you updated on the local rental market

HOUSES

Thistle Avenue, KLEMZIG
\$300 per week

Pandora Court, MODBURY HEIGHTS \$350 per week

Tone Court, CRAIGMORE
\$240 per week

School Drive, BANKSIA PARK
\$320 per week

Pioneer Avenue, WALKLEY HEIGHTS \$360 per week

UNITS

Sydney Street, RIDGEHAVEN
\$220 per week

Darley Road, PARADISE
\$195 per week ■