

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
Asset Manager**



**Are you planning a
holiday soon?**

If you have a holiday coming up soon and will be un-contactable, don't forget to let our office know. It is important that we are able to contact someone at all times regarding your property – even if it is a relative or friend.

Feel Happy – Holiday Tip!

Do you ever go through your day-to-day tasks feeling a little flat? If you do not have a holiday planned – do it now, even if it is for 12 months time. Just the thought of going on holidays can give you a spark in your step as you have something to look forward to. The first thing you should do when you get back from a holiday is plan the next one – that way you always have something to look forward to.

Do you have adequate insurance?

If your house or investment property was destroyed tomorrow, are you certain your insurance would cover you to rebuild it?

Disaster can strike anywhere, any time, as we have often seen in the news. The devastation of losing your property can be magnified a hundred fold if you do not have the correct insurance cover.

The level of underinsurance is alarmingly high. Underinsurance has been defined as insurance that would provide insufficient proceeds to compensate for the loss of the value of the insured item.

A recent survey conducted by the Australian Securities and Investment Commission (ASIC) on the 7 companies making up 80% of the home building insurance market found that 27.5% of homes were underinsured by 10% or more and 19.5% were underinsured by 30% or more.

It was found some consumers are underinsured due to a number of reasons:

- 1) They choose to nominate a low sum insured to reduce their premium,
- 2) They had difficulty in estimating rebuilding costs without seeking technical advice, and
- 3) They did not increase the sum insured to keep up with changes in general rebuilding costs.



Property owners need to research their present cover, use leading market tools to estimate the correct sum insured, shop around to find comparative pricing information and involve third parties to assist in estimates, including builders and surveyors.

Continued Over 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 Northeast

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- Do you know the current value of your investment property?
- Appointing tradespeople
- Budget for the unexpected



Do you know how much your property is insured for? Do you know how much it would cost to replace the property? Do you know what your insurance policy covers and excludes? Do you have excesses?

Are you currently covered – or has your insurance lapsed?

We encourage you to take the time to find out the answers to these questions if you are unsure.

Do you know the current value of your investment?



Do you have equity in your investment that can be utilised to increase your investment portfolio?

A quick call to our office can give you the answers to these important questions.

Work your investment! If you have substantial equity in your current investment/s, often you may not be required to pay any out-of-pocket costs to purchase a further investment.

Investors are often excited to realise that their property value has increased by tens of thousands of dollars, and in some cases hundreds of thousands.

You will never, never know... if you never, never call!

We would be delighted to offer you an obligation FREE appraisal, with no disruptions to your tenants. ■



Appointing Tradespeople

When engaging a tradesperson to carry out work on your property it is important that the following is adhered to:

- The tradesperson must be licensed to carry out the work
- The tradesperson must be adequately insured
- The tradesperson must have an ABN number to reduce administration time & costs

We abide by this process to ensure that you are protected should damage or injury occur as a result of poor tradesmanship. ■



Budget for the unexpected!

If the hot water system in your Investment property ceased tomorrow,

would you be able to afford the \$1000 to replace it?

Owning an investment involves regular upkeep, cleaning, appliance replacement and improvements.

If you have not done so already, now is the time to put a little extra savings away for the unexpected.

An extra \$20 - \$50 per week can help alleviate unexpected financial pressure. ■

Properties recently rented

Keeping you updated on the local rental market

HOUSES

Naretha Street, HOLDEN HILL

\$255 per week

Lower North East Road, DERNANCOURT

\$255 per week

Claremont Road, GOLDEN GROVE

\$425 per week

Cabernet Avenue, WYNN VALE

\$285 per week

UNITS

Hancock Rd, TEA TREE GULLY

\$235 per week

Earl Avenue, SALISBURY EAST

\$220 per week

Investment Property of the Month



59 Tolley Road, ST AGNES

Price Guide \$280,000 to \$310,000

3 bedroom home also featuring study or fourth bedroom, updated kitchen, formal lounge, heating and cooling, carport. Potential rental income \$265 to \$285 pw. ■

