

**From the desk of the
Property Managers**

**PROPERTY
INVESTMENT
INFORMATION
EVENING**

Thank you to those Landlord's who attended our Information Evening on Wednesday 24th September.

The valuable information passed on was excellent and appreciated by those who attended.

**FREE
Sales Appraisal**

Would you like an update on the value of your investment property?

A quick call to our office and we can arrange for one of our experienced and friendly salespeople to give you an appraisal. No obligations!

REMAIN IN CONTROL OF YOUR SPENDING “Emergency Repairs”

As a property investor, it is important for you to understand what an emergency repair is and how the management of this type of repair differs from a general routine repair.

An emergency repair relates to work that needs to be undertaken to rectify the premises or inclusions. This repair will generally have a direct impact on the tenant's immediate living conditions, health and/or safety.

Following is an overview of what is deemed to be emergency repairs:

- A blocked water service
- A blocked or broken toilet system
- A serious roof leak
- A gas leak
- A dangerous electrical fault
- Flooding or serious flood damage
- Serious storm, fire or impact damage

- Failure or breakdown of the gas, electricity or water supply to premises
- A failure or breakdown of an essential service or appliance on the premises for hot water, cooking or heating
- A fault or damage that makes the premises unsafe or insecure including broken locks.



- A fault or damage likely to injure a person, damage property or unduly inconvenience a resident of the premises
- A serious fault in a staircase, lift or other common area of the premises that unduly inconveniences a resident in gaining access to or using the premises

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

- **REMAIN IN CONTROL OF YOUR SPENDING – Emergency Repairs**
- **Rental Increases**
- **Recommended Inspections**
- **Properties Recently Rented**



Emergency Warning!

In many States, the tenant may have the right to engage a suitably qualified person to carry out emergency repairs to the premises up to a certain dollar value if they have:

- (1) Been unable to contact or notify the landlord/agent, or nominated repairer of the need for emergency repairs, or
- (2) Given notice that emergency repairs are needed but the repairs have not been made within a reasonable time.

As a property investor, it is important to understand that when dealing with emergency repair requests, swift action in attending to the repair will ensure that we (the landlord/agent) have control of the spending – not the tenant.

You can be assured that as your managing agent our focus is always to minimise your hassle, and maximise your income. ■



Rental Increases

As part of our service to our property investors we realise the importance of rental returns and we are constantly monitoring the current market rent on your behalf.

As a property investor you can be confident that the rent is reviewed once to twice per year and one is automatically carried out when a tenant vacates or their tenancy agreement comes up for renewal. ■



Recommended Inspections

We strongly recommend the following expert inspections be performed at least once per annum on your property.

Gutter & Downpipe Inspection

Neglected guttering and downpipes can cause a build-up of leaves on the roof and in the guttering, which is a great fuel for fires. Gutters full of debris can also lead to corrosion and early gutter replacement. When inspecting the gutters and downpipes, ensure to remove overhanging trees or shrubs.

Termite Inspection

In Australia, one house in three at some stage will become affected by termites, which is more prevalent than damage caused by fire, storm and flood combined. Regular inspections can assist in protecting against termite attacks and allow for early intervention to reduce damage and costs.

Electrical Inspection

It is important that the property is well-maintained and safe for the tenant to reside in. An inspection carried out by a qualified electrician will ensure that the wiring is safe, smoke alarms are working and that safety switches are present and working.

Building Inspection

A regular building inspection will detect structural faults and ensure the building meets with safety compliance.

All of these recommended inspections (carried out by a professionally qualified person) are a tax deduction and will give you added peace of mind that your property is well-maintained and safe for the tenant to reside in. ■

Properties recently rented

Keeping you updated on the local rental market

HOUSES

Iliad Grove, MODBURY NORTH
\$230 per week

Sugarwood Place, GREENWITH
\$290 per week

Kirrawee Drive, REDWOOD PARK
\$270 per week

Whiting Road, ST AGNES
\$280 per week

Marvin Avenue, GILLES PLAINS
\$280 per week

Olympiad Court, GOLDEN GROVE
\$385 per week ■

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