



This newsletter has been designed to keep you updated on what is happening within the industry and our real estate office

FROM OUR PROPERTY MANAGEMENT TEAM

ONE MORE MONTH UNTIL WINTER...

It is getting close to that time of the year where we get our winter woollies and boots out ready for the chilly season change.



HEATING IN THE HOME

Now is the time to start thinking about heating. Does your rental property have adequate heating for the tenant to make winter comfortable for them? When was the last time the heating system was serviced?

If you would like our assistance in following up on your property's heating needs, please feel welcome to contact our friendly property management team.

We care about property investment

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. Every effort is made to ensure the contents are accurate at the time of publication. Clients should seek their own independent professional advice before making any decision or taking action. We take no responsibility for any subsequent action that may arise from the use of this newsletter. **Published by THE PPM GROUP - www.ppmsystem.com**

FEELING TIRED AND WORN OUT?

We can all feel this way at different times, but have you thought about your investment property lately?

With our busy lives... sometimes we can forget to spend time and money on giving the property a well-needed facelift or a simple tidy up.

An investment property is like our everyday car. It needs to be regularly maintained and serviced.

As an investor it is important to budget and plan to update the property every 4-7 years, depending on the normal wear and tear that has taken place.

This includes:

- Internal painting
- External painting (if applicable)
- Replacement of carpets
- Replacement of window coverings
- Replacement of appliances such as dishwashers, dryers, ovens and stoves
- Refreshing gardens

All items within an investment property depreciate in value over time. Once the item has depreciated completely there is no longer a tax advantage.

With the end of the financial year fast approaching – now is a great time to consider the needs of your investment property.

A well presented property will more likely attract a quality tenant who will care for the home. You are also more likely to achieve a higher rent.



We recommend that you consult your accountant or tax depreciation agent to seek further advice on the right timing for home improvements.

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UNDER SIEGE!

A REAL LIFE STORY



Last month on the Gold Coast in Qld a rental property was surrounded by police, an ambulance, fire trucks and special forces for more than 30 hours when a tenant was allegedly threatening to blow up himself and his rented house, resulting in nearby residents being evacuated.

As part of the stand-off police had to remove a section of the front part of the house.

The tenant during the 30-hour stand-off took a sledge hammer to the internal walls, windows and doors of the property, almost destroying the internal structure. This resulted in a repair bill of approximately \$65,000.

We do appreciate that this is something that most landlords would not have to encounter... but what if it did?

This is a timely reminder to promote and ensure that all landlords have current landlord protection insurance to ensure that the property is covered for damage and financial loss.

Is your insurance up-to-date? ■

Em@il Update

Do we have your current email address?

Communicating with our landlords can be just a click away. If you are not receiving your end of month statement or general correspondence from our office by email, please contact us to update your email address. ■

REPLACING APPLIANCES

WHAT YOU NEED TO KNOW

It is all too common with rental properties that at some stage appliances will break down or simply cease to work.

As an investor it is important to be aware that it is your responsibility to maintain all fixtures, fittings and appliances within the property, and the tenant's responsibility to keep them clean.

If the appliance forms part of the tenancy it must be maintained, repaired or replaced when required.



On occasions, investors have requested that the appliance be removed from the property and not replaced.

The tenant has a legal right to have the use of all appliances throughout the tenancy. If you do not wish to replace the item (and the tenant agrees) you will be required to possibly pay compensation for the loss of the appliance.

It is important to be proactive and budget in advance for these unexpected events and costs.

You may also like to consider renting the appliances for the property, which is a tax deduction, and you don't need to worry about maintaining, repairing or replacing the item. ■



Properties Recently Rented!

Keeping you updated on the local rental market

HOUSES

29 Jacaranda Crescent Casula - \$580 p/w



8B Natalie Close Casula - \$450 p/w



Each year in National Youth Week, PCYC's 'Time 4 Kids' brings community leaders, business, celebrities and the media together to raise awareness and funds for PCYC's work with young offenders and young people 'at-risk' in the community. During the event, Stuart Zullo was detained in a prison cell at Casula Mall with the Mayor of Liverpool Ned Mannoun until he reached his minimum bail of \$500. Overwhelmingly he received over \$800 in donations which was a fantastic result for the community and PCYC, who were very grateful for the result. All donations are for a good cause in getting young offenders off the streets and given opportunities to engage in fun, safe activities, and develop their leadership potential.

