



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

HAPPY FATHER'S DAY

We wish every father,
grandfather, guardian & carer a
very special Father's Day!

SOME
Super **Heroes**
Don't have
CAPES...
They are
called **DAD**

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**TERMITE INSPECTION
REMINDER – WHITE ANTS**

They are small little critters but
can cause thousands in repair
costs for a property if not
detected.

Our agency recommends
termite inspections once a year.
When was the last time you
had your investment checked
for white ants?

For such a small tax deductible
fee you will ultimately be
protecting your 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
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TO REPAIR OR NOT TO REPAIR IS THE BIG QUESTION

There is no disputing that if
repairs are required at the
property then action must be
taken. However, we are finding
that some landlords are making
the decision of undertaking
repairs (to save money) that are
'almost' as costly as the
replacement.

If a repair is required you need
to ask yourself three questions:

- 1) How old is the appliance or
item?
- 2) What is the approx. cost to
repair?
- 3) What is the approx. cost to
replace?

While these may appear to be
simple and straight-forward
questions, we find that some
landlords can have a mindset of
'just repair' thinking that it is
going to save money.

Example: A dishwasher that is
eight years old stops working
and has no depreciation or tax
saving benefits.

The cost to repair has been
quoted at approx. \$210 and the
replacement cost is \$500.

Once an appliance or item
starts to break down it is likely
to do so again in the future.

LOSS OF APPLIANCE AND COMPENSATION

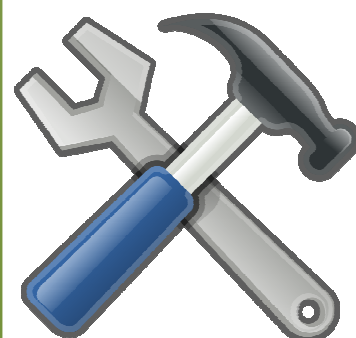
We also encounter landlords
who state that they do not want
to replace the appliance or
item, such as an airconditioner
or dishwasher that has ceased
working.

While this is a consideration,
you need to be mindful that if the
appliance or item was present
and working at the start of the
tenancy it must be maintained
or an agreement reached with
the tenant to compensate them
for the loss of the item.

Owning a property is no
different to a car... it must be
maintained. Have you set up a
savings account for the
unexpected repairs?

IN THIS ISSUE

- To repair or not to repair...?
- How much does a tap washer
cost?
- Statement checks
- Properties recently rented and
sold



HOW MUCH DOES A TAP WASHER COST?

Just a thought!



The cost of a tap washer is very little. At the large retail outlets you can purchase a pack of 12 washers for under \$5. The cost of the repair is actually in the labour or call out fee to replace them.

If a tenant submits a maintenance request for a leaking tap washer, it may be a consideration to replace all the tap washers at the one time.

We have over the years encountered situations where one tap washer has been replaced and then several weeks later another tap starts leaking.

In the average home there are approximately 10-12 taps. The plumber is already at the property, so think about being proactive to avoid another expensive call out fee in comparison to the cost of a tap washer.

All maintenance and repairs are a tax deduction.

DO YOU HAVE ANOTHER RENTAL PROPERTY LOCALLY

Call our agency to find out how we can save you money and streamline the management process by centralising your investment portfolio to one agency. We can manage the change with no interruption to the tenant.

STATEMENT CHECKS

Do you regularly check our rental statements, bank, credit card, utility accounts, super, shares and other important documents that are relevant to your money. We often hear many stories of incorrect deductions, readings and fraudulent transactions. Spot check them today.

SUDOKU COFFEE BREAK

Every row & column, and 3X3 box, must contain the numbers from 1-9. Good luck!

	7			9				
		9	3					
8			7					1
	3	6	8	2				
	9		2	1				
	2	1	5	8				
2			4					7
		8	9					
	5			4				

**THE DIFFERENCE
BETWEEN WHO
YOU ARE AND
WHO YOU WANT
TO BE...
IS WHAT YOU DO.**



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Properties Recently Rented!

Keeping you updated on the local rental market

TOWNHOUSES/DUPLEXES

9-11 Doomben Cl, Casula

- \$380 p/w

18 Boldrewood Ave, Casula

- \$430 p/w

6-8 Mint Cl, Casula

- \$440 p/w

Properties Recently SOLD!

Keeping you updated on the local sales market

Fitzpatrick Crescent, Casula

- \$472, 500

Hume Highway, Casula

- \$552,000

Doomben Close, Casula

- \$557,000



Jennifer Newell has recently joined our team as our Client Relationship Manager. Jennifer is the point of contact for purchasers once a property has been sold right through to the settlement and beyond. If an investment property, she will be the liaison between the sales and property management departments. She will also be working with both sales and property management teams to ensure that all of our vendors, purchasers and landlords are provided with exceptional service. Contact Jennifer on 9731 6205



**WE ARE FOCUSED ON MAXIMISING YOUR RENTAL INCOME
AND OPTIMISING YOUR CAPITAL GROWTH**

