



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

APPOINTMENT TIME REMINDER

We are often running out the door



This is a friendly reminder that our property management team are often out of the office conducting inspections. If you would like to meet with a member of our team, please telephone to make an appointment as we know there is nothing more frustrating than having to wait.

JUST A THOUGHT...

What you allow is what will continue. If you want different results you need to do something different.

TENANT NEGLECT Vs WEAR & TEAR

As a landlord you are responsible for costs arising from 'fair wear and tear'. Sometimes it is difficult to agree what is normal wear and tear and what is wilful and neglectful damage by the tenant.

While legislation does not directly list examples the following may help to explain the differences (please note these are a guide only and there is always the possibility of a court determining otherwise):

Fair wear and tear where the landlord is liable

- Carpet wear in corridors or other areas used frequently
- A lock broken because it was old and had worn out
- Curtains faded from years in the sun
- Paint flaking because it is old or not applied properly

Neglectful damage where the tenant is liable

- Stains or burns from things dropped or placed on floor coverings or benchtops

- The tenant forgot the key and broke the lock to gain access
- Mould/mildew has formed because the property was not aired adequately
- The tenant's pet tears the curtains or screens

There is an expectation on landlords to maintain the property and often if there is a dispute over fair wear and tear the age of the item will be considered.

If the tenant vacates and the floor or window coverings are worn, damaged or stained and they are 7+ years old, it could be argued that the item no longer has any value as it has reached its full depreciable value and therefore the landlord should replace.

As your managing agent, we are always working in your best interests to achieve the highest possible return on the property. However, we must work within legislative guidelines. ■

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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.ppmssystem.com

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THE MISTAKE OF FALLING IN LOVE



When purchasing a new home if you think a house is ideal for you, don't let the selling agent know. Try to keep a poker face and don't focus on all the positive great points that you are falling in love with.

Agents are good at reading emotions.

A wise home buyer knows there are lots of houses, and there is one out there that is the right house at the right price. If you can't afford it, move on and keep looking. ■

SUDOKU COFFEE BREAK

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

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	8					1	
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Properties Recently Rented!

Keeping you updated on the local rental market

HOUSES

Canberra Ave Casula - \$550 p/w
 Brigalow Ave Casula - \$480 p/w
 Augusta Street Casula \$450 p/w
 Hume Highway Casula \$400 p/w

Properties Recently SOLD!

Keeping you updated on the local sales market

Birkdale Crescent Liverpool - \$520,000
 45 Pine Road Casula - \$355,000

ARE YOU LOOKING TO BUY OR SELL A PROPERTY?



Call us today for friendly advice. We can save you money and provide you value added information that you may normally not be aware of.

JUST A REMINDER THEY MUST BE LICENSED AND INSURED

Our property management team are knowledgeable and thorough with the management of your property. However, they are not qualified electricians, builders or plumbers.

We sometimes receive requests from landlords for our property managers to change smoke-alarm batteries, which we are not qualified to do.

All tradespeople entering the property to perform work must be

insured and licensed to do so. This is a legislation requirement and a requirement of our professional indemnity insurance.

Engaging the experts reduces the risk of potential injury at the property to the tenants. ■

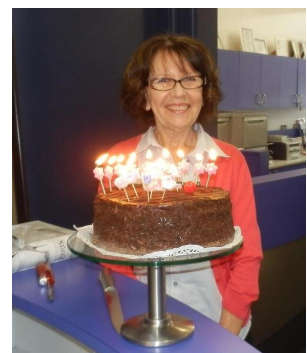
TEAM MEMBER OF THE MONTH

We would like to take this opportunity to introduce you to one of our knowledgeable and friendly property management team members.



Jess joined us in July 2013 and has very quickly settled in to her role of Property Manager. She has previously worked in property management and real estate training. She is enjoying the responsibility and challenges that go hand in hand when managing a diverse portfolio of properties.

OFFICE NEWS



We wish Jan a very happy birthday.