

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



FREE SALES APPRAISAL ON YOUR INVESTMENT

Do you know how much your investment property is worth in the current market?

Many of our landlords are pleasantly surprised to discover that their property is worth much more than they expected.

If you would like a FREE, no obligation appraisal for your investment property, feel welcome to contact our office and speak with one of our friendly sales consultants.

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**

6 STEPS TO FINDING GOOD TENANTS

Every landlord wants 'perfect' tenants. But how do you go about finding long-term renters who will treat your property with respect?

Selecting a good tenant is the first step in a comprehensive risk management strategy for property investors. Following are some simple tips for how to find the right tenant:

1. Ensure the property is 'presented' in good condition, inside and out.

You need to sell your property to potential tenants. This includes paying attention to the appearance of the home and making sure it's clean, tidy and low maintenance. The easier it is for the tenant to maintain, the better condition they're likely to keep it in.

2. Choose a realistic asking rent

Keep an eye on other properties in your area and the level of rent that is being asked. This is so much easier to do now with access to property sites on the Internet. If you set your rent too high you may deter quality tenants and reduce the number of applicants to choose from.

3. Take advice from your property manager

Property managers know the local market and conduct expensive CMA reports to analyse the achievable rent.

4. Be tough on reference checking

Property managers have exclusive access to tenant default databases that list tenants who have absconded without paying rent or have damaged property. This service is a vital part of the reference checking process.

5. Stay patient

The first application is not always the right tenant. While most landlords want tenants in their property as soon as possible, it may be worth waiting a bit longer to find the right tenant.

6. Get insured

There are no guarantees that a well-screened tenant will turn out to be a perfect tenant, so landlord protection insurance is a must. ■

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PEST CONTROL A LANDLORD RESPONSIBILITY

We are often asked by landlords "Who is responsible for pest control at the property?"

Pest control is an annual obligation of the landlord to undertake.

Many local councils also have this as an inclusion in their by-laws for landlords who own investment properties.

If you utilise a reputable pest control company, they will also provide a 12 month warranty, ensuring that your property is protected for the full 12 months should the nasty household pest return. ■

RENTAL INCREASES

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

As a landlord you can be confident that a minimum of one rent review is carried out per year and one is automatically carried out when a tenant vacates or their tenancy agreement comes up for renewal. ■

DUTY OF CARE

There is no disputing that property management has become serious business.

Owning an investment property requires the landlord to comply with legislation requirements as well as have a strong focus towards 'duty of care' during the management process.

So what does 'duty of care' mean?

Duty – a moral or legal obligation; responsibility

Care – protection, looking after

Therefore, as an owner you have a responsibility to protect and look after the tenant – the same as we do as your managing agent.

Failure to deliver a strong focus on 'duty of care' can result in costly compensation claims should a tenant be injured.

It is important to always ensure that the rental property is safe and fit for the tenant to reside. ■

SUMMER IS ALMOST HERE



With the days heating up, landlords should be extra vigilant about keeping their rental properties in good condition. This includes maintaining the gutters, ensuring there are no fire hazards surrounding your property and maintaining your pool (if you have one).

Properties with swimming pools come with their own dangers, such as children drowning. Drowning is the leading cause of accidental death for children aged one to four, making it imperative that you ensure you are adhering to the legal guidelines on pool safety.

This includes making sure that the fencing surrounding the pool is maintained adequately, that the pool gate is functioning properly and there is nothing planted near the fence that will enable children to climb into the pool area.

A CPR sign must also be displayed on either the safety barrier of the pool or near the pool.

There are also laws in place for spas, so you need to ensure that you have done everything you need to do to ensure the safety of your tenants. ■

CONNECT WITH US

Just search paradise realty



Properties Recently Rented!

Keeping you updated on the local rental market

HOUSES

Doran Ave, Lurnea \$600 p/w

Hilton Cres, Casula \$600 p/w

Hitter Ave, Casula \$410 p/w

McCredie Dve, Horningsea Park \$480 p/w

Pine Rd, Casula \$490 p/w

UNITS

Lachlan St, Liverpool \$420

Riverpark Dve, Liverpool \$340 p/w

TOWNHOUSES/DUPLEXES

Kendall Dve, Casula \$410 p/w

Kendall Dve, Casula \$400 p/w



A BIG welcome to our new property manager Jess Jehan and our new receptionist Iman Wattar



Jess Jehan



Iman Wattar