

PROPERTY INVESTOR

NEWSLETTER

APR –
MAY 2014

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



We wish every mother,
grandmother, guardian & carer
a very special Mother's Day!

TERMITE INSPECTION PESKY WHITE ANTS



They are small – but can cause
big problems.

Our agency highly recommends
that you have an annual pest
inspection carried out on your
property by a professional who
knows what to look for.

The white ants are not fussy –
there have been many
documented cases where white
ants have been detected in
solid brick homes.

For such a minimal annual fee,
you will have peace of mind
that your property is protected
and safe.

FIRES IN THE HOME

Are you insured?

There are (on average) 3800
house fires a year causing
property damage in excess of \$97
million.

- 42 per cent of fires start in
the kitchen
- 8.5 per cent in the
bedroom
- 8 per cent in the lounge
room

With the number of house fires so
high across the nation, this is a
reminder for landlords to check
that they have current insurance
cover in the event of a fire, as well
as ensuring that adequate smoke
alarms are installed at the property
in accordance with legislation
requirements.

All it takes is for your tenant to turn
their back and walk away while
cooking in the kitchen, a small
child finding a box of
matches/lighter, an electrical fault
or a spark in an appliance such as
a dryer, to cause a fire that can
lead to destruction of the property
or serious smoke damage.

Even worse, the property could
become untenable, resulting in
lost rental income.

How would a fire in your rental
property affect you?

We strongly recommend that you
ensure that your current insurance
policy covers you for the damage
caused by a fire from the tenant,
as well as the loss of rental
income while the property is being
repaired.

If the fire is caused by the tenant
and they are at fault, they will often
be responsible for the insurance
excess if one applies. However, a
tenant renting a property is not
going to be in a financial position
to pay for the cost of large
property repairs.

You also need to BE AWARE of
second grade insurance covers
provided by bank and financial
institutions... they often do not
give you the highest landlord cover
and may have many item
exclusions.

If you would like to discuss your
current insurance cover, please
feel welcome to contact our
agency. We are unable to give
insurance advice, however, if we
are paying your insurance from
rental monies collected, we can
confirm your insurance is up-to-
date and provide you with the
insurer's contact details.

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
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www.ppmssystem.com

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Are you thinking about selling your rental property?

We can provide you with an obligation free appraisal

We deal with prospective clients, current landlords and tenants who want to buy and sell properties every day.

If you are considering selling your rental property, please contact our agency to let us know. It is important that the communication of the sale process is carefully managed with the tenant to ensure that they feel secure in their tenancy and work together with us during the advertising, inspection and sale period.

For many landlords, retaining a happy, co-operative tenant is very important to ensure that the tenant remains in the property to provide the weekly rental income while trying to sell the property.

As your managing agent we can carefully manage this process for you to take the stress out of the process.

SERVICE TO OUR CLIENTS

Our goal each day is to work towards delighting our landlords and tenants with our service.

If you ever feel that you are not receiving the attention and level of professionalism that you deserve, please let us know.

We are here to ensure that your needs and wants are met.

HAVE YOU CHANGED

YOUR CONTACT DETAILS?

As your managing agent we sometimes have to contact our landlords quickly to take instructions on matters about the tenant or property.

Please ensure that we always have your most up-to-date contact details.

SUDOKU COFFEE BREAK

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

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

SUCCESS
comes from having
DREAMS
that are bigger
than your
FEARS

-Terry Litwiller

Properties Recently

Rented!

Keeping you updated on the local rental market

HOUSES

Mackellar Rd Casula –
\$560 p/w

UNITS

6 Christie St Liverpool –
\$320 p/w

TOWNHOUSES/DUPLEXES

19 Marsh Pde, Casula –
\$460 p/w

17 Carnation Ave, Casula –
\$440 p/w

Properties Recently

SOLD!

Keeping you updated on the local sales market

Saywell Rd Macquarie Fields –
\$472,000

Edward St Lurnea - \$599,000

Guise Ave Casula - \$766,000



Another double birthday celebration this month for Sheena and Sam –



 Find us on
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WE ARE FOCUSED ON MAXIMISING YOUR RENTAL INCOME
AND OPTIMISING YOUR CAPITAL GROWTH

