

*This newsletter has been designed to keep you updated on what is happening within the industry and our Real Estate Office*

**From the desk of the  
 Asset Manager**

**Property Manager's  
 email address**

Our office adopts the policy of always having an honest, open line of communication to ensure that our clients are kept informed on their property.

To assist our team in organising their day and prioritising their work, we would like to encourage you to email your request, to ensure that you receive prompt action, or you can register to receive your landlord statement via email which ensures you receive your statement the same days funds are credited to your account

Alisha Doherty's email:

[alisha@hillrealestate.com.au](mailto:alisha@hillrealestate.com.au)

Justine Wright's email:

[justine@hillrealestate.com.au](mailto:justine@hillrealestate.com.au)

However, we do understand that some matters can be better dealt with by discussion over the phone, or by arranging an appointment in our office.

Remember, your property manager is here to assist you with any matters relating to your investment property.

**9800 0700**

# The Do's and Don'ts with Tenants

You have worked hard to obtain your investment property, and you deserve to have a hassle-free experience.

Although you have placed the property into the hands of your trusted property manager, as a property owner and landlord you need to know the basics of what you can and can't do while tenants are residing in your property.

Over the years a lot of myths about "landlords" and "horror tenants" have evolved, but as a rule of thumb, "A happy tenant makes a happy landlord". To assist in achieving this we suggest:

1. Don't be afraid to have a look at your property once a year. Make sure this is with your managing agent. Keep a professional distance from the tenant (their relationship is with your agent, not you) to avoid becoming an involved third party.
2. Attend to repairs promptly.
3. Ensure spouting, trees and any dangerous items are removed from the property and/or cleaned up.

4. Don't leave personal belongings in the garage, a locked shed or room at the property once a tenancy has commenced.
5. Avoid going to the property without your agent.



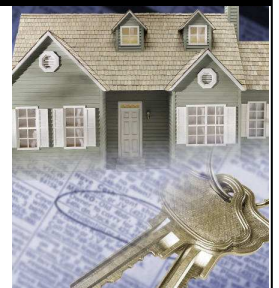
6. Should you have a pool or a spa, ensure fences and gates comply with local council regulations.
7. Seek advice from your agent to make sure the tenant's rent is in accordance with the current market conditions.
8. If you are going away, ensure your agent is aware of an alternative contact person you trust to make decisions about the property.

*Continued Over P.T.O...*

**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. The newsletter is issued as a helpful guide to clients and is for their private information. Every effort is made to ensure the contents are accurate at the time of publication. We take no responsibility for any subsequent action that may arise from the use of this newsletter. If your property is currently listed with another agent, please disregard this communication.

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9. Should your tenants be hassle free for a long period of time, drop a small gift to your agent and ask them to pass it on to the tenant.
10. Have a professional builder, electrician and pest controller inspect your property annually to ensure there are no structural, electrical or pest issues.
11. Ensure the property is clean and that the gardens are neat prior to the commencement of all tenancies.

Most of our tips are common sense. However, sometimes it is the simple things that can be overlooked.

If you wish to clarify any of the above or require further discussions, please feel welcome to contact our office. ■

## Landlord Property Inspections

***Keep in touch and up-to-date with your property!***

Our office welcomes landlords to participate in routine inspections. If you wish to be present at this inspection, please advise our office.

If you would like to carry out a general landlord inspection outside of our scheduled routine inspections, please discuss this with our office in advance to allow us sufficient time to notify the tenant.

In accordance with legislation requirements, we must issue the tenant with the appropriate notice requirements. There are also restrictions on how many inspections can be conducted within the year.

## Properties recently rented

**Keeping you updated on the local rental market**

### HOUSES

- Little Opie St, FTG \$260pw  
3 beds, 1 bath, 1 living
- Westley St, FTG \$290pw  
3 beds, 1 bath, 2 garage
- Victoria St, FTG \$290pw  
3 beds, 1 bath, 2 living
- Lydford Road, FTG \$320pw  
3 beds, 2 living, 2 garage incl gardening
- Brentwood Drive, Wantirna \$320pw  
3 beds, 2 bath, 1 living, 2 carport
- Birkenhead Drive, Wantirna \$330  
4 beds, 2 bath, 1 living, 2 carport
- Yarana St, FTG \$330pw  
3 beds, 1 bath, 1 living, 1 garage
- Sanctuary Cres, Rowville \$420pw  
4 beds, 2 bath, 1 living, 2 garage

### UNITS

- David St North, Knoxfield \$290pw  
3 beds, 1 bath, 1 living
- Old Belgrave Rd, Upper FTG \$290pw  
3 beds, 1 bath, 2 living, 1 garage
- Newton St, FTG \$305 pw  
3 beds, 2 bath, 1 garage
- The Ridge, Knoxfield \$370pw  
3 beds, 2 bath, 2 living, 2 garage

### TOWNHOUSES

- Shannon Ave, FTG \$280pw  
3 beds, 1 living, 2 bath, 1 garage
- Dorset Road, Boronia \$320pw  
3 beds, 2 living, 2 garage
- Boronia Road, Wantirna \$360 pw  
3 beds, 2 bath, 1 garage

## Monthly Statements

We can now email your monthly rental statements and invoices direct to your inbox.

If you would like to save paper and enjoy the convenience of receiving your statement the same day your rent is deposited please email:

[alisha@hillrealestate.com.au](mailto:alisha@hillrealestate.com.au)

to register for this free service.

## Investment Property Of The Month...



**1/25 St Davids Drive Wantirna  
\$300,000 - \$350,000**

**Contact: Wantirna Office  
9800 0700**

With a brand new kitchen and bathroom the hard expensive work is done, situated between Wantirna and Ringwood close to Eastlink and access at end of the street to bike track, sporting ground, schools and golf course makes for the perfect location, couple to this a versatile floor plan offering polished hardwood floors throughout 3 bedrooms with separate dining room or 4th bed/study, gas ducted heating, large lounge, front and rear yards, carport, garage plus room for boats or caravan. A property that ticks all the boxes!

