

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 any subsequent action that may arise from the use of this newsletter. Published by THE PPM GROUP - 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. Hill Real Estate 9800 0700.

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.

Properties Recently

Rented!

Keeping you updated on the local rental market

HOUSES

Amesbury Avenue, Wantirna \$360p/w
4 Bed, 1 Bath, 2 car accommodation

Crestdale Road, Wantirna \$390p/w
3 Bed, 2 Bath, Double Garage

UNITS/ TOWNHOUSES

Duncan Avenue, Boronia \$340p/w
3 Bed, 1 Bath, 1 Double Garage

Ross Street, Ferntree Gully \$320p/w
2 Bed, 1 Bath, Single Garage

Renwick Road, Ferntree Gully \$400p/w
3 Bed, 2 Bath, Double Garage

Boronia Road, Wantirna \$430p/w
3 Bed, 2 Bath, Double Garage

INVESTMENT PROPERTY OF THE MONTH!

Keeping you updated on the local sales market.

116/436 Stud Road, Wantirna south
390,000 - \$440,000



First floor 2 bedroom apartment opposite Swinburne with uninterrupted northerly sunny outlook over reserve with open plan living kitchen meals lounge, east facing balcony for breakfast in the sun,

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Connect and keep in touch with live updates on what is happening in the market and within our office.

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EXCEPTIONAL PRICE ACHIEVED AT AUCTION

8 Brennan Drive, Wantirna South
SOLD! \$795,000



SUCCESS
comes from having
DREAMS
that are bigger
than your
FEARS

-Terry Litwiler

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

