



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

HAPPY FATHER'S DAY

We wish every father, grandfather, guardian & carer a very special Father's Day!

SOME
Super
Heroes
Don't have
CAPES...
They are
called
DAD

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TERMITE INSPECTION REMINDER – WHITE ANTS

They are small little critters but can cause thousands in repair costs for a property if not detected.

Our agency recommends termite inspections once a year. When was the last time you had your investment checked for white ants?

For such a small tax deductible fee you will ultimately be protecting your investment.

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

TO REPAIR OR NOT TO REPAIR IS THE BIG QUESTION

There is no disputing that if repairs are required at the property then action must be taken. However, we are finding that some landlords are making the decision of undertaking repairs (to save money) that are 'almost' as costly as the replacement.

If a repair is required you need to ask yourself three questions:

- 1) How old is the appliance or item?
- 2) What is the approx. cost to repair?
- 3) What is the approx. cost to replace?

While these may appear to be simple and straight-forward questions, we find that some landlords can have a mindset of 'just repair' thinking that it is going to save money.

Example: A dishwasher that is eight years old stops working and has no depreciation or tax saving benefits.

The cost to repair has been quoted at approx. \$210 and the replacement cost is \$500.

Once an appliance or item starts to break down it is likely to do so again in the future.

LOSS OF APPLIANCE AND COMPENSATION

We also encounter landlords who state that they do not want to replace the appliance or item, such as an airconditioner or dishwasher that has ceased working.

While this is a consideration, you need to be mindful that if the appliance or item was present and working at the start of the tenancy it must be maintained or an agreement reached with the tenant to compensate them for the loss of the item.

Owning a property is no different to a car... it must be maintained. Have you set up a savings account for the unexpected repairs?

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- How much does a tap washer cost?
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HOW MUCH DOES A TAP WASHER COST?

Just a thought!



The cost of a tap washer is very little. At the large retail outlets you can purchase a pack of 12 washers for under \$5. The cost of the repair is actually in the labour or call out fee to replace them.

If a tenant submits a maintenance request for a leaking tap washer, it may be a consideration to replace all the tap washers at the one time.

We have over the years encountered situations where one tap washer has been replaced and then several weeks later another tap starts leaking.

In the average home there are approximately 10-12 taps. The plumber is already at the property, so think about being proactive to avoid another expensive call out fee in comparison to the cost of a tap washer.

All maintenance and repairs are a tax deduction.

DO YOU HAVE ANOTHER RENTAL PROPERTY LOCALLY

Call our agency to find out how we can save you money and streamline the management process by centralising your investment portfolio to one agency. We can manage the change with no interruption to the tenant. Ring our dedicated team on 9800 0700.

STATEMENT CHECKS

Do you regularly check our rental statements, bank, credit card, utility accounts, super, shares and other important documents that are relevant to your money. We often hear many stories of incorrect deductions, readings and fraudulent transactions. Check them today.

Properties Recently

Rented!

Keeping you updated on the local rental market

HOUSES

Boronia Rd, Wantirna 3 Bed, 1 Bath, 1 Car Accom	\$350p/w
Pendleton Pl, Lysterfield 4 Bed, 2 Bath, 2 Car Accom	\$600p/w
Tasman Close, Wantirna Sth 3 Bed, 2 Bath, 1 Car Accom	\$350p/w
Claremont Glen, Berwick 4 Bed, 2 Bath, 2 Car Accom	\$390p/w
Coleman Rd, Wantirna 4 Bed, 1 Bath, 1 Car Accom	\$320p/w

UNITS /TOWNHOUSES

Mint Street, Wantirna 2 Bed, 1 Bath, 1 Car Space	\$325p/w
Armin Street, Scoresby 2 Bed, 1 Bath, 1 Car Accom	\$320p/w
Tulip Crescent, Boronia 3 Bed, 1 Bath, 1 Car Accom	\$330p/w
Scoresby Rd, Knoxfield 1 Bed, 1 Bath, 1 Car Accom	\$210p/w



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INVESTMENT PROPERTY OF THE MONTH!

Keeping you updated on the local sales market.

2/50 Renwick Road, Ferntree Gully
\$440,000 Plus Buyers



1 & 3/26 Duncan Ave, Boronia
\$540,000 Plus Buyers



On 25th August 2014
We are moving
opposite Knox City



**THE DIFFERENCE
BETWEEN WHO
YOU ARE AND
WHO YOU WANT
TO BE...
IS WHAT YOU DO.**

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

