



**FROM OUR PROPERTY
MANAGEMENT TEAM**

Don't Forget!

**UPDATING AND
CHANGING YOUR
PERSONAL DETAILS**

It is important that we are kept up-to-date with your current contact details. If you change your contact number or postal address, please let our agency know 'in writing'. If you want to change your bank details we will require all registered property owners to sign an authorisation letter.



**Find us on
Facebook**

**BE IN THE KNOW OF A
NATURAL DISASTER...**

With so many natural disasters affecting rental properties you need to be clear on your insurance cover. What are you covered for? Rising floods, flash floods, storm floods? Some policies have exclusions.

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**

GIVE A LITTLE...

There is an old saying "You will get what you give".

Owning investment properties is sometimes not about managing the property, but managing the people.

A happy and co-operative tenant = A happy landlord...

A happy and co-operative landlord = A happy tenant...

A happy tenant and landlord = A happy property manager...

However, the reality is, not everyone is happy all of the time with decisions that are made and actions that have to be taken.

There was a recent dispute between a landlord and tenant. At the end of the tenancy the gardens were left in a poor condition with many of the plants dying. The weather conditions over the past six months were poor, which the tenant believed adversely affected the gardens.

The landlord was adamant that the tenant had to pay for the replacement of all the plants and minor cleaning at the property. The tenant obviously felt differently and considered it fair wear and tear.

The property manager tried their best to mediate the situation to work towards a compromise. However, the landlord insisted that the matter be taken to the courts to be heard. Prior to the hearing, further mediation between the parties took place.

The dispute was for \$80 cleaning and seven plants @ \$14.95 each.

After many attempts of negotiating between the parties the tenant agreed to pay for half the plants, which the landlord was happy with.

The entire dispute was over \$184.65 and the compromise was \$52.30. The time, energy and court costs were far greater.

The moral to the story... If a dispute arises, sometimes it is in the best interest of all parties to compromise and **give a little**.

It is our focus as your managing agent to be professional, strong and firm with all tenant matters. However, everyone wants to feel like they have won and giving a little can save a lot.

P.T.O >

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- Risk can be part of every investment
- Properties recently rented and sold



RISK CAN BE PART OF EVERY INVESTMENT



ENSURE YOUR PROPERTY IS SAFE AND REDUCE YOUR RISK

As your managing agent we have a legal obligation and duty of care to ensure that the property is safe, clean and fit for the tenant to reside. Gone are the days where you could rent out a run-down and unmaintained property by reducing the rent or targeting vulnerable tenants who would accept such conditions.

Property investing has become serious business! Yes, there are great long-term profits to be made as the market values appreciate (often doubling or tripling their value over time). However, every investment needs to be nurtured and looked after.

As an investor you should be scheduling the following at the necessary times (which could be every year or every 5-6 years).

- Trimming of large trees
- Clearing of gutters
- Pest control checks
- Building checks
- Heating-Servicing & Carbon Monoxide testing
- Pool safety checks
- Safety switch and electrical checks
- Glass compliance checks for older properties
- Risk management checks
 - ✓ Blind cord safety
 - ✓ Outside lighting safety (adequate lighting)
 - ✓ Steps and balcony safety
 - ✓ Flooring safety, etc.

Risk can be a complex issue that every investor wants to avoid. By being proactive you can be safe your property is protected.

Properties Recently Rented!

Keeping you updated on the local rental market

HOUSES

Karabair St, Clyde North \$395p/w
Brand New 3 Bed, 2 Bath, 2 Car Accom

Alpine Street, Ferntree Gully \$250p/w
Commercial Shop Front

Amesbury Ave, Wantirna \$385p/w
3 Bed, 1 Bath, 1 Car Accom

Kallista Emerald Rd, The Patch \$240p/w
2 Bed, 1 Bath,

UNITS/ TOWNHOUSES

Darwin Rd, Boronia \$310p/w
3 Bed, 1 Bath, 1 Car Accom

High Street Rd, Wantirna Sth \$350p/w
2 Bed Fully furnished, 1 Bath, 1 Car Accom

Gertonia Ave, Boronia \$340p/w
2 Bed, 1 Bath, 1 Car Accom

Newton St, Ferntree Gully \$350p/w
3 Bed, 2 Bath, 1 Car Accom

INVESTMENT PROPERTY OF THE MONTH!

Keeping you updated on the local sales market.

36 Parkview Drive, Ferntree Gully
\$420,000 Plus Buyers



Set on a lightly treed block in Ferntree Gully. This well presented home is proudly offered for sale.

1 Huntingdale Street, Officer
\$550,000 Plus Buyers



Display homes are fitted out with more and so is with the Stoneleigh.

Do you have a Bucket List?

There is nothing more liberating than to set goals & make them happen. What do you want to achieve in your lifetime?

- 1)
- 2)
- 3)
- 4)
- 5)

Don't stop at 5 – keep going!

SUDOKU COFFEE BREAK

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

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

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

