



**FROM OUR PROPERTY
MANAGEMENT TEAM**



We wish you all the happiest of holiday seasons, good health and good fortune throughout 2015 From Darren, Elenor and the team at Hill Real Estate

**REMINDER –
ACT QUICKLY ON
EMERGENCY REPAIRS**

Emergency repairs are works required that affect the tenant's living standards or their safety, such as a blocked water service or toilet, serious roof leak, gas leak, dangerous electrical fault, serious storm, flood or fire damage, failure or breakdown of gas, electricity or water supply, failure of an essential appliance for hot water, cooking or heater, or damage making the property unsafe.

If one of these events occurs we must act quickly. Failure to do so could result in the tenant taking action to rectify the issue.

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.ppmsystem.com**

HOW TO FIND AN INVESTMENT HOTSPOT

Without a crystal ball it is impossible to know for certain exactly how the market will perform, but as the old saying goes, knowledge is power.

When it comes to property investing, one of the common buzzwords is 'hotspot'. But, if it's currently being called a hotspot, then you are probably too late.

Hotspots are areas where property values are about to experience significant capital growth.

Buying and selling property is all about timing, research and preparation.

There are certain indications that an area or suburb may boom, but none of them are set in stone – you can never be sure.

HOTSPOT CHECKLIST

- Does demand, for whatever reason, exceed supply?
- Is the area's increase in price significantly greater than the region as a whole?
- Does the area have low prices, which are expected to rise in the near future?

- Are neighbouring areas experiencing good capital growth? Buyers who can't afford their favourite area will often look at a neighbouring location. And then the demand pushes prices up.
- Are there positive developments happening in the area (e.g. a new railway or arterial road to the city that will impact positively on capital gains)? Check with council for proposed transport developments as they will often increase prices.
- Look for telltale signs that a rundown or unfashionable area is changing. Things like newly renovated properties or trendy coffee shops opening.

If you have done your research and still find it difficult to pinpoint the next hotspot, don't get discouraged. Location is just part of smart property buying. You can get the location spot on; but if you pay too much or choose wrongly within an area, you could be waiting longer to see profits or capital gains from your purchase.

P.T.O. >

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Tradespeople MUST be licensed & insured



We start the New Year with a reminder to all property owners that tradespeople must be licensed and insured. We are receiving several requests where owners are wanting to attend to their own repairs and maintenance at the property. While we understand that some requests can be minor, it is a legal requirement and a condition of our professional indemnity insurance (as your managing agent) that we hold a copy of insurance for any person entering the rental property to carry out works or cleaning. If injury occurs and the tradesperson is not insured or licensed to conduct the work, it could cost thousands in a compensation claim to the owner and our agency. If you have a preferred tradesperson who is licensed and insured please let our agency know so that we can follow up the required paperwork on your behalf. If you would like to discuss this issue in further detail, please feel welcome to call us on 9800 0700

DO YOU HAVE UNCLAIMED SUPERANNUATION?

Did you know there are billions of dollars in lost super funds in Australia? To find out if you are missing money visit:

<https://www.ato.gov.au/Calculators-and-tools/SuperSeeker/>

You will need to enter your name, date of birth and tax file number. Let your family and friends know. Good luck.

THE BUSY SEASON

We are on the lookout for new rental properties.

Do you have another investment property? Or do you know of a family member or friend who requires the services of a professional property management agency. We love what we do!

Refer a successful new rental property and receive three months free management fees.

WHAT IS YOUR INVESTMENT WORTH IN THE CURRENT MARKET?

Would you like an update on the value of your investment property?

A quick call to our agency is all it takes. Then we can arrange for one of our friendly and experienced sales consultants to undertake a free no obligation property appraisal for you.



CHRISTMAS & NEW YEAR OFFICE HOURS

Our property management department will be closed from 25/12/2014 and will reopen 29/12/2014. We will as always have a rental emergency contact during this period, which will be 0438 505 889

Properties Recently Rented!

Keeping you updated on the local rental market

HOUSES

Scoresby Rd, Bayswater \$295p/w
2 Bed, 1 Bath, 2 Car Accom

Delatite Court, Rowville \$320p/w
3 Bed, 1 Bath, 2 Car Accom

Horner Close, Knoxfield \$395p/w
3 Bed, 1 Bath, 2 Car Accom

Pendleton Place, Lysterfield \$600p/w
4 Bed, 4 Bath, 2 Car Accom

UNITS

Aisbett Ave, Wantirna Sth \$380p/w
3 Bed, 1 Bath, 2 Car Accom

Renwick Rd, Ferntree Gully \$400p/w
3 Bed, 1 Bath, 2 Car Accom

Cherrington Sq, Wantirna \$380p/w
4 Bed, 1 Bath, 2 Car Accom

Linda Crs, Ferntree Gully \$390p/w
3 Bed, 2 Bath, 2 Car Accom.

Keeping you updated on the local sales market

8 Glenwood Grove, Knoxfield FOR SALE



Big Open Plan Living

This single-storey home is set in a quiet court in the sought-after Lakewood Estate.

116/436 Stud Rd, Wantirna South FOR SALE



Uninterrupted North Facing

First floor 2 bedroom apartment opposite Swinburne with uninterrupted northerly sunny outlook over reserve.

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

