



**PROPERTY
INVESTOR**

NEWSLETTER

OCT –
NOV 2018

This newsletter has been designed to keep you updated on what is happening within the industry and our real estate agency



**OUR WISH LIST FOR
LANDLORD SUCCESS...**

- Budget for the unexpected
- Avoid attending to repairs at the property if you are not insured or licenced
- Avoid making agreements directly with tenants without the property managers knowledge
- Be aware that the tenant care and maintenance of a property is subject to 'fair wear & tear'
- Properties need to be upgraded and improved every 5-7 years
- A property manager cannot always control the tenant's behaviour
- Promptly respond to maintenance requests
- Keep your property manager updated if you are going away
- Ensure that you have quality landlord insurance
- Have reasonable expectations
- Establish a mortgage buffer
- Know that all parties must act in accordance with legislation requirements
- Understand that we are working hard daily to manage and care for your property



**Congratulations Hill Real Estate
2018 REIV Awards For Excellence Finalist- Propertydata -
Agency of the Year.**



Real Estate Industry body REIV recognises Hill Real Estate for achieving above medium prices for their vendors in Metro Victoria 2018

Darren Hill owner and director of Hill Real Estate said it is an honour to be selected as a finalist in 2018 REIV Awards For Excellence Propertydata -Sales Agency of the Year Awards.

This nomination has come from industry selection criteria, not from a submitted entry.

Whilst many other Real Estate companies are focussed on making a quick sale for turnover, Darren and his team are always focussed on working to the owners time line to achieve the highest price in that market by contacting and servicing all qualified buyers to achieve the highest price for his vendors.

Despite the constantly shifting housing market Hill Real Estate continues to maintain its integrity and high personal customer service throughout its 28 years.

A family business focused on achieving the best outcomes for all clients, which has been and will always be the driving force, not big marketing campaigns to promote the office receiving this nomination is testament to the culture of our business.

Experience the Hill Real Estate difference 9800 0700

We are focused on maximising your rental income and optimising your capital growth

TENANTS ARE BECOMING SMARTER

NATIONAL REFORMS

There has been a lot of focus and talk in the media of widespread national tenancy reforms in many states. If you own investment property/s in New South Wales, Victoria or Queensland, there are changes happening on how tenants live out their tenancy, which will potentially expand to other states.

There has been feedback from landlords across the nation who view these changes as giving too much power to tenants, as well as those who see these changes as balancing out tenant powers across every state and territory. Either way, legislation and reforms must be embraced.

While some of the reforms may seem an imbalance of power most landlords will not be affected if they are doing the right thing in maintaining the property and property managers are careful in their tenant selection and day-to-day management of the property.

Tenants are becoming educated and smarter with the increase of consumer information on their rights. However, property investing will always be a long-term way to create wealth and financial security.

We will keep you updated on these changes once there are clear dates on when they will come into effect, which will be no sooner than 2019.

SPRING INTO ACTION

With daily temperatures on the rise across the nation, landlords should take a moment to consider a 'spring' clean of their rental property, as well as review general repairs, improvements and maintenance.

Clearing gutters, removing large overhanging branches around the property, inspecting pool equipment and fencing and maintaining essential appliances inside the property, such as air-conditioning units (if applicable) becomes more important as summer, the storm and or bushfire season approaches.

Being pro-active now can save you time and potential delays when summer arrives.

Please feel welcome to discuss any concerns you may have with your property manager.

NEW RENTAL

DEPARTMENT EMAIL:

Hill Real Estate wishes to advice all our landlords, tenants and tradespeople of the NEW email address;
rental@hillre.com.au

PLEASE MAKE SURE YOU HAVE UPDATED YOUR RECORDS. Always wishing to improve our services, the team working together at Hill Real Estate.

GREAT INVESTMENT OPPORTUNITY



FOR SALE

Unit 3/81 Scoresby Road, Bayswater

Set at the rear so quiet and private, this North facing brand new unit greets you with polished hardwood timber floors...

CALL US ON 9800 0700 to find out more!

GREAT INVESTMENT OPPORTUNITY



FOR SALE

30 Mareeba Crescent, Bayswater

A wonderful home with a great layout and location for the whole family...

CALL US ON 9800 0700 to find out more!

TALK TO THE PROPERTY EXPERTS

BUYING, SELLING & PROPERTY MANAGEMENT

Call us if you are thinking about buying or selling or know of someone who is

 **9800 0700**

Properties Recently

RENTED

Keeping you updated on the local rental market

HOUSES

Godwin Crescent, Cranbourne North

\$320p/w

3 Bed, 1 Bath, Single Carport

Longwood Close, Rowville

\$380p/w

2 Bed, 1 Bath, Double Garage

Loch Street, Ferntree Gully

\$430p/w

3 Bed, 2 Bath, Double Garage

UNITS/TOWNHOUSES

Dorothy Grove, Ferntree Gully

\$325p/w

3 Bed, 1 Bath,

Scoresby Road, Bayswater

\$455p/w

3 Bed townhouse, 2 Bath, Double Garage

Boronia Road, Wantirna

\$410p/w

3 Bed, 2 Bath, Double Garage