

From the desk of the  
Asset Manager

# Thank you

## Repairs & Maintenance

This is a note to thank all of our Landlords who have been responding promptly to our requests regarding repairs. You make our job a pleasure rather than a chore.

## Service to Clients

Our goal each day is to work towards delighting you with our service. If you feel that you are not receiving the attention and level of professionalism you deserve, please contact our office. We want to be known as a company that is full of solutions not excuses!

## Inspirational Tips

*"Vision without action is a day-dream. Action without vision is a nightmare."*

*"Leadership is doing what is right when no one is watching."*

# Reducing your liability as a landlord...

The Residential Tenancies Act states that the owner of a property must maintain the property in a good, safe and fit state of repair for the tenant to reside in.



To reduce your liability as a landlord and minimise any potential claims from a tenant for injury, it is important to take into consideration some of the following areas:

### Building Inspection

It is recommended that you engage a professional building inspection once a year to conduct a thorough inspection of the property to detect any potential building defects.

### Pest Inspection

It is also recommended that you engage the services of a pest control company to ensure that the property is free from white ants.

### Engage Qualified Tradespeople

When carrying out maintenance at a property it is important to utilise a qualified tradesperson that is licensed to carry out the work and who has adequate insurance to protect you against poor workmanship in the event of a tenant injury from the work carried out.

### Insurance

It is important that you insure your property to reduce your liability. You should consider or ensure that you are covered for the following:

- Building insurance
- Contents insurance (i.e. carpets, curtains & other fixtures)
- Public liability insurance
- Landlord protection insurance

Special Note: If you own strata titled property, you may wish to  
Continued...

**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. The newsletter is issued as a helpful guide to clients and is for their private information. Every effort is made to ensure the contents are accurate at the time of publication. 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](http://www.ppmsystem.com)

## IN THIS ISSUE

- Reducing your liability
- How to avoid paying too much for a property
- Renovation tips

double check that your body corporate insurance covers these areas.

### Professional Pool Report

If you have a pool at your property it is recommended that you have at least one professional pool report carried out once a year from a reputable pool maintenance company to ensure that the equipment is in good condition and not corroding and to ensure that the pool surroundings, including the fencing complies with local council laws.

### Promptly attend to maintenance

By promptly attending to maintenance you are reducing the risk of possible tenant injury and avoiding a small repair becoming a large costly one. ■



## Avoid paying too much for a property

Purchasing Real Estate is often one of the biggest decisions you will make. It is often a concern of prospective purchasers of paying too much for a property.

Listed below are some tips to avoid overpaying:

- Know local sales prices
- Ask your agent to check comparable homes sales or do your own research to measure your offer against current price tags.
- Don't get carried away in a multiple-offer situation
- Stick to your market research and negotiate with a clear head. You may win the bid if you offer better terms, and still get a lower price.
- Control your emotions

- No matter how much you want the house, you'll probably feel worse knowing you overpaid.
- Never buy the best house on the block
- It's not as likely to appreciate in value as a lesser property.
- Don't be afraid to walk away
- Unless it's a unique property, you'll probably find another house you like just as much. ■



## Renovation Tips

Does your property need some long awaited renovations? Following are some tips to assist you in making decisions.

- Paint walls in a neutral colour and use washable paint.
- Choose a carpet that is long-wearing & durable. Avoid light tones that will easily stain.
- If replacing floor coverings in the kitchen avoid soft vinyl – the simple act of moving a fridge can easily cause cuts & tears. Use heavy grade linoleum or tiles.
- Curtains are more durable however the upkeep on vertical blinds or venetians can be more economical. Curtains require adherence to washing instructions, which can include dry cleaning. Vertical blinds or Venetians are easy to clean & repair. If installing verticals, choose washable slats over fabric material. ■

## Properties recently rented

### Keeping you updated on the local rental market

#### HOUSES

4 bed,ens,DLUG \$280.00pw

#### UNITS

2 bed ens SLUG \$220pw

## Staff / local area update

### ELDERS ANNUAL NATIONAL AWARDS – SYDNEY

Greg, Katelyn, Brad, Annette and Robyn have this month attended the *Elders Annual Awards Dinner in Sydney*. Our office has taken off the very prestigious award of Top National- Non Metropolitan Office Number 2 – yes this means 2<sup>nd</sup> in Australia. Bev and Greg are very proud of this great achievement.

### A BIG THANK YOU TO YOU ALL

Our Property Management Department would like to thank you all for your patience and understanding on what we would say has been a terrible month.

Sadly, Bev's dear friend Bernie (Kerry's dad) passed away unexpectedly. Bernie was a lovely man and he will be sadly missed by all, especially his family.

At the same time Leanne's Dad took ill in New South Wales and she had to do a fleeting trip to help her mum.

With Julie away on annual leave with her children - for the first time in twelve months - that left Super Norma to hold the fort on most days. Of which we must say done a marvellous job.

Again thank you for your patience.

*The Property Management Team*