

*This newsletter has been designed to keep you updated on what is happening within the industry and our Real Estate Office*

## From the desk of the Property Manager

### What is your property worth?

Are you aware of the current value of your investment property? Do you have equity in your investment, which can be utilised to increase your investment portfolio?

A quick call to our office can give you the answers to these important questions.

Work your investment! If you have substantial equity in your current investment/s, often you may not be required to pay any out of pocket costs to purchase a further investment.

Investors are often excited to realise that their property value has increased by tens of thousands of dollars and in some cases hundreds of thousands.

### Inspirational Tip

*Not everything that is faced can be changed, but nothing can be changed until it is faced.*

**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.propertybeyond2000.com](http://www.propertybeyond2000.com)

# Are you considering purchasing another investment property?

## Some handy hints...

Golden Rule: Do your homework on the area.

Read through local classified papers to get a better idea of property prices or get onto the Internet and look from the comfort of your home or work.

Would you consider living in the property or area that you are purchasing? (The quality of the property will ultimately determine the quality of the tenant)



What is the property constructed from (i.e. wood, brick, rendered etc.) This will have an effect on the maintenance upkeep.

Is there something unique about the property that will enhance capital growth (i.e. close to shops, transport & educational facilities)

Choose properties with lock up garages, ensuites or fenced yards, as tenants prefer these features.

Is the property assessable? Is it easy to get to and close to local amenities?

And lastly, don't be pressured to buy. It is true the man who stops and thinks may lose an opportunity, albeit the man who stops and thinks will make a smart and wise choice.

We are experienced in knowing what tenants want. If you are looking to purchase a property in the near future – just call our office for FREE professional advice!

By providing us with your details, you can be one of the first to be updated on our new property listings?

## IN THIS ISSUE

- What is your property worth?
- Are you considering purchasing another investment property?
- Appointing Tradespeople & Emergency Repairs.
- Reducing Tenancy Changeovers & Water Saving Tips.



## Appointing Tradespeople



When engaging a tradesperson to carry out work on your property, it is important to take the following into consideration:

- The tradesperson must be licensed to carry out the work;
- The tradesperson must be adequately insured; and
- The tradesperson must have an ABN number to reduce administration time & costs.

We abide by this process to ensure that you are protected, should damage or injury occur as a result of poor workmanship.\_

## Emergency Repairs

Emergency repairs relates to repairs that can have a direct impact of the tenant's living conditions, health and safety. An example of emergency repairs could include a broken toilet; loss of cooking appliances; leaking roof; electrical faults; broken external door locks, etc.

In many cases, the tenant has the right to organise work for emergency repairs if the landlord/agent has not acted within a timely manner or if the tenant is unable to contact the landlord/agent or their nominated repairer.

It is important to promptly act on tenant maintenance requests to ensure that you have control and not the tenant. \_

## Reduce Tenancy Changeovers

Maximising your short term return is not always about achieving the highest rent.

Properties that are poorly maintained; attract excessive rents in comparison to the market and a lack of attention to tenant requests and needs, can lead to high tenancy turn overs.

Ultimately, this can affect the wear and tear on a property with high tenancy turnovers and increase vacancy periods to find another suitable tenant, costing you money.

## Water Saving Tips

### IN THE GARDEN

- Only water your gardens once a week.
- Mulching can reduce evaporation loss from the soil surface by as much as 70%.
- Raise the mower blades to have a longer lawn. This protects and shields the root system from the searing heat and results in less evaporation.

### IN THE HOME

- Only use your dishwasher when it is full.
- Install a low flow shower rose.
- Keep a jug of water in the refrigerator instead of running the tap for cold drinks.
- Turn off the tap when brushing your teeth.



## Investment properties of the month



Lovely one bedroom, first floor flat at rear of block, within walking distance to Carnegie shops & transport.



Lovely one bedroom, first floor apartment with separate kitchen with cooking and washing machine facilities in bathroom.

## Properties recently rented

### HOUSES

Shafton St, Hughesdale 2 Brm


### UNITS

Gnarwyn Rd, Carnegie 2 Brm

### FLATS

Dandenong Rd, Malvern E 2 Brm

## Advertiser's Corner



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