



Em@iled Statements

Landlord statements can be emailed directly to you at the middle and end of month. We can now email invoices, newsletter and any other documentation as well as your statement. Emailed statements are only \$1.00 + GST per month. If you would like your statements emailed, please let us know at kate@pmmrealestate.com.au

INCREASE YOUR INVESTMENT PORTFOLIO

Opportunity Knocks

- Three double bedrooms (master with built-ins)
- Massive back undercover entertaining area
- Nice semi-rural views from front of house
- Large workshop area under house/rumpus
- 5 mins to Rosny and 10 mins to Hobart
- Rented till July 2008 at \$195.00 per week



431 Cambridge Road, Mornington



House size 98m² not including under house
Land size 668m²
Constructed 1995
Wood Heating
Municipal rate \$1510



\$200,000 - \$250,000

Exposing one of the best kept buys currently on our books
- Be Quick?

Emergency Repairs

It is important for property owners to understand, that a tenant may arrange for a suitable qualified person to make emergency repairs to a rental property if they have;

1. Been unable to notify the lessor/lessor's agent or nominated repairer of the need for emergency repairs or
2. Given notice that emergency repairs are needed but the repairs have not been made within a reasonable time.

What is deemed to be emergency repairs?

- A blocked water service
- A blocked or broken lavatory system
- A serious roof leak
- A gas leak
- A dangerous electrical fault
- Flooding or serious flood damage
- Serious storm, fire or impact damage
- A failure or breakdown of the gas, electricity or water supply to premises
- A failure or breakdown of an essential service or appliance on premises for hot water, cooking or heating
- A fault or damage that makes the premises unsafe or insecure
- A fault or damage likely to injure a person, damage property or unduly inconvenience a resident of the premises
- A serious fault in a staircase, lift or other common area of the premises that unduly inconveniences a resident in gaining access to or using the premises.

Swift action to attend to maintenance needs ensures that we (the agent and landlord) have control – not the tenant. If the repair is deemed as an emergency repair and organised by the tenant, payment of the account will be at the owners cost.

Repairs and Maintenance

Neglect or minor repairs can often lead to major repairs and expenditure and can result in the loss of a good tenant. A well presented and maintained property also results in a lower turnover of tenants, thus incurring fewer re-letting expenses.

Your portfolio manager can handle any maintenance requirements. You are able to use your own tradespeople if preferred. We have a reliable team of maintenance tradespeople and all people we use are qualified and hold the required Public Liability Insurance.

Office News

We farewelled Elena and Carina earlier this month. Vanessa who was assisting Emily, has now taken over El's former portfolio with Kate as her assistant. Between them they have over eleven years experience in property management.

