



## Wishing all our valued property owners a very Merry Christmas

Our business has continued to grow throughout the year and we would like to thank all our property owners who have given their support throughout 2007 and we look forward to an exciting 2008.

Best wishes from the PMM Property Management team  
Nigel, Kellie, Emily, Alison, Crystal and Andrea



## Christmas Trading

The end of month landlord run will be conducted on Monday 24th December.

Our office will be closed from 1.30pm Monday 24th December to 9am Thursday 27th December. We will then be closed over the New Year period, from Sunday 30th December to Wednesday 2nd January 2008.



Your Property Manager can be contacted on their mobiles if any urgent problems arise:

Emily Green 0418 513 397  
Kellie Smith 0408 636 880

## Rental Market

The rental market has certainly picked up, as has our enquiry numbers and as we head into our busiest time of year rents will be at their premium and vacancy rates low. If you have other investment properties with other agencies please phone your Portfolio Management team for great multiple property rates. We would love to manage your entire portfolio!

## What happens when your tenant breaks their lease?

If your tenants vacate the property before the expiration of their fixed term agreement, they are charged an early termination cost plus all advertising costs. They are also required to pay rent until a suitable replacement tenant is found or the lease expires, whichever occurs first.

## INCREASE YOUR INVESTMENT PORTFOLIO

### Family Home

Positioned to capture the natural northerly aspect, the main open planned living and dining area becomes the heart of the home with large windows providing a tantalizing vision towards the mountain and city. With its clever use of space there is a wonderful sense of free flowing movement throughout the house and magically extends this comfortable atmosphere outwards to encompass the sun soaked deck and grounds outside.

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### 11 Buckingham Drive, Howrah Gardens

House size 100m<sup>2</sup>  
Land size 859m<sup>2</sup>  
Constructed 1999

Municipal rate \$1700 p.a. (approx.)

Buyer Inquiry Range \$270,000 - \$330,000

Call Julian Czaplinski for details - 0418 115 020

