



PROPERTY MANAGEMENT NEWSLETTER

Property Marketing and Management

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6244 5588

1a Bligh Street, Rosny Park.
Located opposite Eastlands
rentals@pmmrealestate.com.au



Heating

This time of year is an ideal time to review the heating needs of your rental property. If you have old and costly heaters, it may be worth looking at installing a more cost effective form of heating, for example heat pumps. The convenience and effectiveness of these units is always attractive to potential tenants.

If you already have electric heating or a heat pump installed, spring and summer are the ideal months to have them serviced. Whilst our tenants are required to clean the filters on a regular basis, a yearly service can help prevent breakdowns during the winter period when trying to get a heat pump repaired can have delays of two to three weeks - sometimes more, leaving tenants literally in the cold.

Accidental Damage Claims for Rental Properties

A magnitude of landlords are submitting claims for accidental damage to their investment property by tenants.

The damage to carpets, furniture, windows and glass and the building itself, were the main causes of accidental damage to the rental properties caused by the tenants. Even model tenants can inadvertently damage a property, lose their job or suffer other financial woes that can leave them unable to keep up their rental payments.

Landlords need to have all their bases covered as it is simply impossible to predict what might happen in the future. We recommend you check your insurance policy to ensure it contains a clause that specific to 'accidental damage'.

Owners 13 Greatest Mistakes in Property Rental

Mistake number 11 - Investing In a High Maintenance Property.

An old property may have character, especially when you live there yourself but it is not an ideal investment. Maintenance costs can be a real killer.

It makes more sense to purchase a new property which is free of maintenance issues and also has the added bonus of tax-deductible depreciation.

A perfect example is a car rental company who sell off their ex-rental cars as soon as

they start to cost money as they can not afford to run a fleet that break down and incur high maintenance costs.

Increase Your Investment Portfolio Great Investment Opportunity



Now Selling 2/8 Heather Road, Risdon Vale 2

Wonderful First Home – Sensational Investment

A modern villa unit which offers:

- Built-in robes in both bedrooms;
- A fantastic deck accessed from the dining area, which abuts the kitchen and lounge;
- Spacious and sunny lounge;
- Fully fenced yard which is ideal for children or a pet
- Close proximity to shops, school and buses
- Low maintenance living at its best.

House size: 77.8 square metres (approx.)
 Land area: 375 square metres (approx.)
 Construction: 2006
 Material: Composite
 Heating: Electric
 Title reference: Yet to be Struck
 Municipal rates: \$1600 pa (approx.)
 Chattels: All existing fixed floor coverings, window drapes, curtains & blinds; electric light fittings; Chef stove; Clothes Line Paraline; electric IXL & HPM Bathroom Light/Heater.

Price \$195,000

Consultant:
Michael Drinkell - 0439 475 739
Visit pmmrealestate.com.au

