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Maximise your rent

If your property is not near a public transport link or in the best neighbourhood, don't lose heart; there are plenty of ways for you to enhance rental returns.

• Present It Like A Pro

With the market for rentals being so tight, potential tenants are quick to make decisions. Having a well-presented unit will give you the greatest opportunity to attract the best tenants and snap them up without delay. Scrimping and saving on costs is not the best way to go. Instead, consider installing quality bathroom and kitchen fixtures. Always keep lawns mowed and the outdoor area tidy for any inspections.

• Have The Property Professionally Cleaned

Make sure that you have a clean and freshly painted property. Prior to letting, have the place professionally cleaned including carpets and windows. An attractive property helps to attract a good tenant who will look after it.

• Use Neutral And Soft Furnishings

It is a good idea to avoid highly personalised furnishing and colour schemes. Keeping colours neutral is a good idea, because it makes the space feel lighter and larger. Stay away from cheap vertical blinds that blow and break when the windows are open. While they are cheap to install they don't help with the presentation of the property and need to be replaced sooner. Likewise, reconsider the type of carpets or flooring you will be installing. It should be tough enough to handle a lot of wear and tear, but still presentable. Some of the more modern office carpets are worth consideration.

• Make Sure Things Work

It's no good having a beautifully presented dwelling if a tap doesn't work. Ensure that all the basic facilities such as hot water system and plumbing are functioning well. Check that all doors and windows are properly maintained and have secure locks. Ovens, kitchen elements and refrigerators should also be fully functional and well cleaned. Consider getting these checked and serviced on a regular basis. By ensuring that your property is in good condition through regular maintenance, you avoid costly repairs further down the track.

• Throw In Some Extras

Most tenants come with their own appliances and nick-knacks. However, some extra amenities - such as a dishwasher and heaters - can be a deciding factor for a lot of tenants. Unfortunately, any facility or amenity you put in is your responsibility to maintain or repair. This means that if they break, the cost will come out of your wallet.

• Install Built-in Cupboards And Wardrobe Cabinets

Cupboards are painful to move, and hard to live without, so people tend to rent places with lots of built-in storage. Car parking is a big plus. Providing an off-street covered and lock up garage will enhance your property value considerably.

• Keep Gardens Simple

Gardens may help boost your rental value in theory. However, according to rental property owner Howard Cutler, gardens are quite difficult to justify. "We try to keep our gardens fairly basic. It's unfair to have all these plants and expect your tenant to take care of them. I just think you have to be realistic how much gardening you can do, especially with the issue of water rationing as well. As long as the front lawn is reasonably well maintained and mowed, that's as good as you can reasonably expect," he says.

• Set Realistic Expectations

Trying to get the highest rent may not necessarily result in a better rental return if you cannot keep reliable tenants. It's crucial that you don't price yourself out of the market by embarking on a very expensive renovation.

• Go For Long-term Tenants

The benefits of establishing long-term tenants include: less need to redecorate and renovate between leases; long-term tenants tend to take care of the property for themselves; less vacant time means more returns in the long run; and finally it's just easier and less stressful to manage. Therefore, be prepared to be flexible to keep a good long-term tenant.

Source: www.yourmortgageproperty.com.au

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 2008 and we look forward to an exciting 2009.

*Best wishes from the PMM Property Management team
Nigel, Kellie, Emily, Lyn, Felicity and Andrea*

Christmas Trading

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

Our office will be closed from 4pm Wednesday 24th December to 9am Monday 29th December. We will then be closed on New Years Day.

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

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