



PROPERTY INVESTOR NEWSLETTER

April - May | 2017

PROPERTIES RECENTLY RENTED

HOUSES

North Adelaide

2 bedroom home – great location
\$500 p/w

Hendon

3 bedroom family home
\$350 p/w

Manningham

3 bedroom family home
\$380 p/w

Parkholme

3 bedrooms – updated throughout
\$395 p/w

Broadview

3 bedrooms – modern/open plan
\$400 p/w

Northgate

4 bedroom home – 2 storey
\$495 p/w

UNITS/TOWNHOUSES

Adelaide

2 bedrooms – partly furnished
\$365 p/w

Broadview

2 bedroom – private & secure
\$320 p/w

Manningham

2 bedrooms – fresh paint & carpet
\$275 p/w

THE CONCEPT OF “REASONABLE” IT CAN BE DIFFERENT EVERY TIME

Managing a property and the tenant is fairly straight-forward at the start when it comes to entering into a tenancy agreement. You outline the rent, term and bond details. The information is clear with no requirement for interpretation

However, as we know there is much more to managing a property than paperwork. There are countless scenarios that can arise that require interpreting the legislation or what we call the ‘grey areas’.

The concept of reasonable is one that many landlords (including us as the managing agent) often need to take into consideration when making a decision or taking action.

Legislation can state that you must provide reasonable security for the premises; or you must give reasonable notice to enter the property; or the property must be kept in a reasonably clean and tidy condition. So what is reasonable? It actually depends ...

Reasonable is what the average citizen of sound mind would think, do, or expect in that situation. If we talk about ‘reasonable’ notice for a routine inspection for instance, some would think of 48 hours. But would 48 hours be reasonable for a night shift worker versus someone who is retired and staying at home?

A property to be kept in a reasonably clean and tidy condition is not required to pass the ‘white glove’ standard of cleanliness at a routine property inspection.

Understanding the concept of reasonable is very important in times of dispute. If a dispute does arise, take a moment to look at the situation from all aspects. If you cannot come to a resolution and the matter is taken to the Residential Tenancies Tribunal you may find the ruling outcome unreasonable.

As your property managers, we strive to achieve the best outcomes possible within the provisions of the Act.

IMPORTANT: Clients should not act solely on the basis of the material contained in this newsletter. Every effort is made to ensure the content is accurate at the time of publication. Clients should seek their own independent professional advice before making any decision or taking action. We take no responsibility for any subsequent action that may arise from the use of this newsletter.

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OUR REFERRAL OFFER

We will give you a **\$200 Gift Voucher (OR CASH!)** should you refer someone and the property is signed for full management.



CULLINAN PROPERTY MANAGEMENT ARE PROUD TO BE ASSOCIATED WITH THE FOLLOWING COMPANIES:



Why Is Gutter Cleaning Important?

Gutters are an integral piece of a property's well-being. They serve to control the flow of rainwater to protect the roof, walls, foundation and landscape.

But when neglected, experts say gutters can turn from a necessity to a nightmare. A gutter clogged with leaves, sticks and other debris can cause a leaky roof or water damage to the interior or exterior of your home. Contractors say "gunked-up" gutters also make nice homes for pests, rodents, mould and insect infestations.

We recommend having gutters maintained in the Spring and Autumn. This can also depend largely on where the property is and how many trees are in the yard and surrounding area.

We are happy to arrange gutter cleaning for you.



Why Do Rents Fluctuate?

If the rent for every investment property covered the full mortgage payment, investors would probably be far more relaxed. But for the majority of investors this is generally not the case.

More investors than not, are relying on the weekly rent to meet payments and expenses and we understand the importance of achieving the highest possible rent.

The achievable rent on a property is no different to the sale of a property. It is determined by the condition or presentation of the property, inclusions, location and more importantly, the supply and demand of tenants at the time.

When determining the rent of a property we must take the following into consideration:

- The rental market at time of release.
- The time of year the property is placed on the market (for example; beachside properties).
- The number of similar properties in the area at the time of release.
- The demand from prospective tenants at time of release.