



PROPERTY INVESTOR NEWSLETTER

October 2015

PROPERTIES RECENTLY RENTED

HOUSES

Mawson Lakes

Modern home
3 bedrooms / 2 bathrooms
\$380 p/w

Northgate

Open plan living
2 bedrooms / 2 bathrooms
\$380 p/w

Oaklands Park

3 bedroom family home
\$370 p/w

Glenelg

Stylish 2 bedroom apartment
Uninterrupted sea views
\$520 p/w

Munno Para

Spacious & modern home
3 bedrooms / 2 bathrooms
\$310 p/w

Manningham

3 brs, close to CBD, tree lined St.
\$360 p/w

UNITS/TOWNHOUSES

Westbourne Park

2 bedrooms / updated kitchen
\$265 p/w

Kilkenny

2 bedrooms / small group
\$310 p/w

Fulham Gardens

2 bedrooms / close to transport
\$275 p/w

TO REPAIR OR REPLACE?



There is no disputing that if repairs are required at the property then action must be taken. However, we are finding that some landlords are making the decision of undertaking repairs (to save money) that are 'almost' as costly as the replacement.

If a repair is required you need to ask yourself three questions:

1. How old is the appliance or item?
2. What is the approximate cost to repair?
3. What is the approximate cost to replace?

While these may appear to be simple and straight-forward questions, we find that some landlords can have a mindset of 'just repair' thinking that it is going to save money. For example, a dishwasher that is eight years old stops working and has no depreciation or tax saving benefits. The cost to repair has been quoted at \$210 and the replacement cost is \$500. Once an appliance or item starts to break down it is likely to do so again in the future.

LOSS OF APPLIANCE AND COMPENSATION

We also encounter landlords who state that they do not want to replace the appliance or item, such as a dishwasher or air conditioner that has ceased working. While this is a consideration, you need to be mindful that if the appliance or item was present and working at the start of the tenancy it must be maintained, or an agreement reached with the tenant to compensate them for the loss of the item.

Owning a property is no different to a car... it must be maintained. We recommend landlords set up a savings account for any unexpected repairs.

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.



Kathy Dodd

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Jo Cullinan

IT IS THE LAW ... WE CANNOT DISCRIMINATE

Just a reminder that during the tenant selection process we cannot discriminate against children, single parents, nationality, race, gender or religious beliefs as there are serious fines.

However, we can easily target the property description to attract a tenant that would suit the property. (eg 2 bedroom unit in a quiet group and easy walk to bowling club)

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



REFERRAL OFFER

Do you know someone looking for a Property Manager?

We will give you a \$200 David Jones, Myer Voucher or CASH should you refer someone and the property is signed for full management.

We have paid out over \$5,000 in referral fees in the last 12 months.



WHAT OUR CLIENTS ARE SAYING ...

"Thank you for your assistance in this rental project. You did a fantastic job and were a pleasure to work with. I would have no hesitation in recommending you to another landlord."
Regards, B Graham (LANDLORD)

"I would like to sincerely thank you for all the help you've provided in the past few weeks. My unit was leased on the first open and you finalised all details promptly, without fuss and communicated with me the entire time. Your professionalism, reliability and caring nature is very much appreciated and will highly recommend you to anyone requiring a property manager."
Thanks again, Marisa (LANDLORD)

"Thank you for finding such great tenants ...again! I always have great confidence when you tell me that you would put the tenants in your own property and you are always right. I have recommended you to a number of friends as a property manager who is authentic and professional."
Thanks again, M Hammond (LANDLORD)

"Thank you so much Jo, my son is also very impressed with you and was telling the other accountants at work. Rest assured when they buy properties they will go with you."
K Garbas (LANDLORD)

"Thank you for all your work in securing us the property at Fisher Street, Magill. You are a wonderful and accommodating agent and you have made this transition very comforting for me and my family as we have never rented before."
Mr PD (TENANT)