



PROPERTY INVESTOR NEWSLETTER

Dec - Jan | 2018

PROPERTIES RECENTLY RENTED

HOUSES

Ingle Farm

3 bedroom family home
\$385 p/w

Broadview

4 bedroom home – large block
\$340 p/w

Flinders Park

Near new 3 bedroom home
\$440 p/w

Glenelg

3 bedroom modern home
\$430 p/w

St Claire

3 bedroom – brand new home
\$425 p/w

UNITS/TOWNHOUSES

Woodville

2 bedroom unit – small group
\$290 p/w

West Lakes

2 bedroom townhouse – lake view
\$360 p/w

Prospect

2 bedroom unit – small group
\$295 p/w

WATER CHARGES ... What can I expect my tenants to pay?

At the beginning of a tenancy, it is determined what will be charged to a tenant for water (eg; full water usage / supply charge, etc). In some instances, owners give their tenants a water allowance should they have large gardens to maintain, etc. The agreement must be specifically included as a term in the residential lease agreement - Section 73(2) of the Residential Tenancies Act 1995.

Sending an invoice to the tenant:

The landlord/agent is to advise the tenant of water charges and provide a copy of the SA Water bill along with an invoice of the amount the tenant is responsible to pay. Under tenancy law, tenants have 30 days to pay their water invoice.

Tenant's responsibilities:

The tenant should advise their agent immediately about problems such as leaking taps. If they don't, they may be liable for increased water costs caused by the leak.

Other rates and taxes:

The landlord must pay for all statutory rates and charges. The sewerage charge and any levies on the SA Water bill are the responsibility of the landlord. It is illegal in South Australia for these charges to be passed on to tenants.

To avoid disputes ensure that the:

- lease clearly states what water charges are applicable
- tenant agrees with how the water will be charged
- tenant understands their responsibility to report repairs or maintenance
- charges for water are given to the tenant as soon as the bill is received.



**THE TEAM AT CULLINAN PROPERTY MANAGEMENT
WISH YOU AND YOUR FAMILIES A SAFE AND
HAPPY CHRISTMAS, AND WE LOOK FORWARD
TO WORKING WITH YOU IN 2018!**



Jo Cullinan



Mick Cullinan



Kathy Dodd

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- Properties Recently Rented.
- Water Charges.
- 10 Tips To Keep your Home Safe While you're away.
- Our Referral Offer.

10 Tips to Keep Your Home Safe While You're Away

Below are ten home security tips while on holidays to give you peace of mind.

1. Use home automation systems to allow your lighting to switch on and off at normal hours, giving the illusion that you are home.
2. Consider finding a trustworthy friend/relative to live in your home while you are away, especially if you are traveling for an extended period of time. Regardless of whether you have pets, the movement of vehicles and other items will give the property a 'lived in' look.
3. Put in an official hold order for your mail, newspapers, packages and other items that may cue thieves you are out of town. Consider starting those holds a day before you leave to ensure that there are no glitches.
4. Have someone cut your grass if you are gone longer than ten days and make sure garbage and recycle containers are stowed away neatly.
5. Test your smoke detector to make sure it is in working order.
6. Tell a trusted neighbor about your travel plans, including dates of departure and return. Ask them to keep an eye out for unusual vehicles or activity.
7. Lock all doors and windows (don't forget upstairs windows). It sounds simple, but almost 30% of "unlawful entry" cases are made through unlocked doors and windows.
8. Consider an alarm system. There are home security systems to fit just about any budget, just make sure you clearly indicate you have a system somehow through signs or stickers on the exterior of your home as those cues are what may help to deter criminals.
9. Wait to share holiday stories and images until AFTER you've returned. This includes turning off geo-location tagging on social media (the feature that posts your location along with your comments).
10. Remember to lock any vehicles that are left behind and to leave spare keys with a trusted friend in case there is a need for entry to your cars or home while you are away. It could be something as simple as you forgot to take out the rubbish on your way out or something as unexpected as a need to access your home to assess storm damage.



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



OUR REFERRAL OFFER

We will give you a \$100 gift voucher (OR CASH!) should you refer someone and the property is signed for full management.



Certified Property Management