



# PROPERTY INVESTOR NEWSLETTER

December | 2019

## PROPERTIES RECENTLY RENTED

### HOUSES

#### North Plympton

3 bedroom family home  
\$580 p/w

#### Mawson Lakes

3 bedrooms + 2 bathrooms  
\$450 p/w

#### Hilton

Lovely character home  
\$510 p/w

#### Beulah Park

3 bedrooms family home  
\$450 p/w

#### Salisbury North

3 bedrooms – newly built  
\$370 p/w

### UNITS / APARTMENTS

#### North Adelaide

2 bedroom furnished apartment  
\$320 p/w

#### Broadview

2 bedroom unit - small group  
\$325 p/w

#### Glenelg

2 bedroom furnished apartment  
\$590 p/w

## ENDING THE YEAR ON A HIGH!

Here are some simple ways to end 2019 on a positive note:

- **Review the year that is about to end.** It's a great idea to write down some of the highlights of all the good things that happened to you, as well as your achievements.
- **Share and celebrate your successes with your family and friends.** This self-acknowledgement and appreciation will be a great platform to start the New Year. You deserve it!
- **Send greetings of appreciation and thanks to those people who have helped make this year special for you.** Express gratitude and forge stronger friendships for the future.
- **Finish off any unresolved matters.** Look at completing any small unfinished and niggling tasks around the house, such as oiling any squeaky door hinges, and make sure that these things do not play on your mind into the New Year.



Jo Cullinan



Mick Cullinan



Andy Georgiou



Kathy Dodd

# LANDLORD CHECKLIST

Brought to you by



Australia's Leading Landlord Insurance Specialist

## 5 IMPORTANT THINGS TO CONSIDER AS A LANDLORD

### 1 KNOW YOUR RESPONSIBILITIES

Understand the responsibilities you have to your tenants as a landlord. Each state and territory has its own laws. For more information on landlord obligations obtain your own expert advice.

### 2 KNOW YOUR MARKET

Identify the type of tenants you wish to attract to your property. Consider location, life stage, and income. Equip your property with appliances, technology and decor that will appeal to your ideal tenant.

### 3 ENSURE YOUR PROPERTY IS FIT TO RENT

Tend to property maintenance prior to leasing. This is a good time to upgrade your property, and could increase your rental income, and help to avoid issues and tenant disputes down the track.

### 4 CONSIDER A PROPERTY MANAGER

A property manager can help avoid potential issues and claims. They can conduct regular property inspections on your behalf and manage ongoing maintenance.

### 5 ENSURE YOU ARE COVERED

Standard building insurance doesn't necessarily cover you for common tenant related risks. Consider Landlord Insurance to help cover your rental property and rental income. Where Body Corporate public liability insurance may only cover common areas around apartments and flats, Landlord Insurance can provide landlords with public liability cover for inside their individual investment property.



## REASONS TO CONSIDER RENTING TO PET OWNERS

- Pet friendly properties may rent faster due to higher demand, potentially reducing your advertising cost, and reduce loss of rental income during vacant periods.
- Some pet owners can be more reliable long term renters.
- Most Australians consider their pet to be part of the family and care for them accordingly, ensuring they are well groomed, socialised and that a high level of cleanliness is maintained.
- Pets come with a number of positive mental and physical health benefits for their owners which can help to foster more positive relationships within families and with neighbours.
- By making your property pet friendly you'll be helping to reduced euthanasia rates in South Australia. Animal welfare agencies indicate as many as 30% of dogs and cats are surrendered by owners who are unable to find suitable accommodation.
- You have the right to decide who you rent to and the pets you allow in your property. Allowing one tenant with a responsibly owned pet does not mean you will always be required to allow tenants with pets in your property.

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



Australia's No.1 property site™



AUSTRALIA'S LARGEST  
NATIONAL TENANT DATABASE



The easiest way to find property



MAKES MOVING EASY



REAL ESTATE INSTITUTE  
OF SOUTH AUSTRALIA



Australia's Leading Landlord Insurance Specialists



## OUR REFERRAL OFFER

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



*Certified Professional Management*