



PROPERTY INVESTOR NEWSLETTER

Feb - Mar | 2018

PROPERTIES RECENTLY RENTED

HOUSES

Hendon

3 bedroom home – large garden
\$350 p/w

Manningham

3 bedroom home - floorboards
\$400 p/w

Golden Grove

3 bedroom family home
\$370 p/w

Highbury

3 bedroom refurbished home
\$365 p/w

Payneham

3 bedroom home
\$370 p/w

UNITS/TOWNHOUSES

Glenelg

2 bedroom furnished apartment
\$550 p/w

Felixstow

1 bedroom unit in small group
\$230 p/w

Woodville West

2 bedroom furnished apartment
\$390 p/w

LANDLORDS MINIMISING RISK ... what you can do to protect your investment

When committing large sums of money to an investment property, it is important that you take the time and money to protect your valued investment in case a problem arises.

Landlord Protection Insurance ensures that you are protected in the unexpected situation of loss of rental income or property damage. Landlord insurance is a tax deduction (subject to checking with your accountant) and provides peace of mind against any risks you may face.

Whilst **Landlord Protection Insurance** is the best way to protect your investment, other practical devices are just as important. For example, does your property have an electrical safety switch and compliant smoke detectors? These devices are designed to help provide a safe environment for your tenants, while potentially preventing serious damage to your property. We recommend an annual safety compliance check be carried out on smoke detectors.

It is also a good idea to have annual pest inspections carried out on your property by a professional. For a minimal fee, you will have peace of mind that your property is protected and safe from harmful pests like white ants.

When maintenance is needed on a property, you need to attend to it promptly to reduce the risk of possible injury to tenants and avoiding a small repair becoming a large, costly one. When carrying out maintenance, we recommend you engage qualified tradespeople who are licensed to carry out the work and have adequate insurance to protect you against poor workmanship in the event of a tenant being injured from the work carried out.

At Cullinan Property Management we can assist you with:

- Landlord Protection Insurance
- Smoke alarm annual compliance checks
- Pest control inspections

... JUST ASK US HOW!

The Cullinan Property Management Team



Jo Cullinan



Mick Cullinan



Kathy Dodd

In this issue:

- Properties Recently Rented
- Landlords Minimising Risk
- Receiving Rent Monies
- Our Referral Offer

**Terri Scheer
exclusive offer**

15 Months Cover for the Price of 12

This offer applies to new policies only taken out before
15th April 2018 (it does not apply to policy renewals).
Cover must be taken out through your Property Manager.



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



terri scheer

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