



# PROPERTY INVESTOR NEWSLETTER

May - Jun | 2019

## PROPERTIES RECENTLY RENTED

### HOUSES

#### **Mawson Lakes**

4 bedroom - double storey home  
**\$400 p/w**

#### **Hampstead Gardens**

3 bedrooms + 2 bathrooms  
**\$380 p/w**

#### **Flinders Park**

Family home – lovely outlook  
**\$410 p/w**

#### **Sturt**

Modern 3 bedroom home  
**\$440 p/w**

#### **Windsor Gardens**

3 bedroom + 2 bathroom home  
**\$420 p/w**

### UNITS / APARTMENTS

#### **Lightsview**

2 bedrooms – modern living  
**\$480 p/w**

#### **Glenelg**

Fully furnished apartment  
**\$550 p/w**

#### **South Plympton**

2 bedroom unit - close to shops  
**\$270 p/w**

## WHEN YOU CAN VISIT YOUR RENTAL PROPERTY ...

### It's my property, and even though it's tenanted, I can go in whenever I like, right?

Sometimes owners feel that they have the right to enter their rental property at any time they like, and that tenants must let them in.

The short answer to this is no.

There are very strict rules under tenancies legislation about when an owner (or a property manager) can enter a rental property. Neither the owner nor the property manager are able to just turn up on the doorstep unannounced, this also includes visiting the front garden, shed or backyard.

We must provide the tenants with the correct notice in line with legislation. For example a routine inspection requires 7-14 days written notice. The notice must contain the date, a 2 hour window and the reason for entering the property.

Owners wanting to carry out non-emergency maintenance are usually required to provide a minimum of 48 hours notice, however if the tenant has requested the maintenance, or it is deemed an emergency, this can be organised with the tenant at shorter notice.

As your agent, you must comply with tenancies legislation. It is a serious breach if we enter your rental property without giving the correct notice and times. That being said, if we have given the tenant correct notice and times, then your tenant also has an obligation to allow entry.

We will always work with you and your tenant to achieve the best outcome. However, we must also comply with legislation to avoid any serious breaches of the Residential Tenancies 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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## Why landlords need to prepare for tax time

Landlords can come under scrutiny from the ATO when lodging tax returns, so it's important that claims are completed accurately.

We recommend you consult your accountant to confirm what can and cannot be claimed as a tax deductible expense. This ensures all claims are legitimate and your tax return amount is maximised.

Seeking advice from a tax specialist can help make this time of the year much easier.

### Property Management

Not only are property managers an invaluable asset to landlords, the cost may create a potential tax benefit as well as assisting with organisation and saving you time. We can help reduce the burden at tax time by providing an end of year summary of the income and expenses relating to your investment property.



## Property Manager Registration

From 28th September 2019 all employees of a registered land agent, who manage residential or commercial properties, must have completed specific property management training and be registered as a property manager with Consumer and Business Services (CBS).

Requiring property managers to be registered means that only suitably qualified people can take on the responsibility of managing someone else's valuable asset. This will offer greater security for landlords and tenants.

With Cullinan Property Management you can rest assured your rental property is in the hands of a fully qualified and registered property manager.

**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 Professional Management*