

property investor newsletter

Spring | 2022

Properties Recently Rented

HOUSES

Magill

Large, modern residence
\$780 per week

Paradise

3 bedroom family home
\$600 per week

Dover Gardens

Near new 3 bedroom home
\$520 per week

Marino

3 bedroom / 2 bathroom home
\$780 per week

Kensington Park

Lovely 3 bedroom bluestone villa
\$580 per week

Magill

4 bedroom family home
\$750 per week

APARTMENTS / UNITS

Golden Grove

Lovely 2 bedroom unit
\$400 per week

Glenelg

2 bedroom furnished apartment
\$600 per week

Felixstow

2 bedroom unit in small group
\$400 per week

Spring is here ... the perfect time to get your air conditioner serviced!

The air is getting warmer and flowers are beginning to perk up again!

Spring is clearly on its way, and after a long, cold winter, both homes and humans are ready for rejuvenation! To prepare for the seasonal shift, the best time to schedule air conditioning maintenance is early Spring. Any damage or stress caused by winter can be treated and reversed with some springtime "T.L.C".

By scheduling a professional service before the temperature starts to rise, you'll know the unit is ready to perform reliably through the summer months and any necessary post-winter repairs can be dealt with little discomfort (or inconvenience) to your tenants.

Don't wait until the air conditioning system breaks down on a hot and muggy day. Instead, take the preventative route and contact us to assist with scheduling professional maintenance in early Spring for your air conditioner.



Simply great property
management from fully
certified property managers



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KNOW THE DIFFERENCE

TENANT DAMAGE VS. NORMAL WEAR & TEAR

What is Wear and Tear?

Wear and tear means the normal deterioration of a property from ordinary, everyday use. Exposure to the elements, time, as well as day to day living can cause fair wear & tear.

Examples of "fair" Wear and Tear

Below are some common occurrences of wear and tear that **LANDLORDS** are responsible for:

- Faded curtains/blinds or frayed cords
- Furniture indents and/or traffic wear on carpets
- Traffic wear on wooden floors
- Faded or cracked paint
- Worn kitchen benchtop (excluding burns/chips)
- Loose hinges or handles on doors or windows
- Cracks on the walls from movement
- Worn paint around light switches

Below are some examples of damage that **TENANTS** are responsible for:

- Curtains torn by the tenant's pet
- Dog or cat urine throughout the house
- Stains or burn marks on carpets
- Badly scratched or dented wooden floors
- Burns or cuts in kitchen bench tops
- Broken glass from tenant hitting a ball through a window
- Holes in walls left by tenants removing shelves they had installed
- Water stains on carpet caused by overflowing bath or pot plants
- Stains on concrete from tenant's car leaking oil

RENTING WITH PETS...

the benefits for landlords & tenants



Approximately 60% of South Australian households own a pet such as a dog, cat, fish, bird or rabbit. Many pet owners care for their pets as a special part of their family. But sadly, around 30% of dogs and cats that are surrendered to animal shelters are by owners who aren't able to find "pet friendly" accommodation that allows pets.

Responsible pet owners can make very good tenants; the kind that sign long term leases and take good care of their homes.

A landlord, strata or community corporation cannot prevent a tenant with a disability from using an assistance dog or therapeutic animal. You can contact the Equal Opportunity Commission of South Australia or the Australian Human Rights Commission should you require for more information.

Benefits of a pet-friendly rental:

- The property may be able to be rented faster.
- May find long term renters.
- The presence of a dog may help to prevent break-ins.
- Allowing a tenant to have a pet for companionship can give them a sense of comfort.

What information can a potential tenant provide?

It's important for tenants to let a prospective landlord know that they are a responsible pet owner and will be a good tenant. This may be supported by a tenant providing:

- A reference from a previous landlord where the tenant has been renting with their pet.
- Information about the pet in terms of their breed, age, nature, registration and vaccination.

It is our company policy that a prospective tenant provides a resume for their pet, complete with photos as part of their application process.

Strata or community title properties

For strata or community title rentals, the tenant will usually need the consent of the strata or community corporation as well as the landlord's approval to keep an animal.

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



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AUSTRALIA'S LARGEST NATIONAL TENANT DATABASE



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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.



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