

PROPERTY INVESTOR NEWSLETTER

Summer | 2020

Properties Recently Rented

HOUSES

Glynde

*Spacious family home
\$440 per week*

Brompton

*2 bedroom Bluestone cottage
\$415 per week*

Clarence Park

*Stunning sandstone villa
\$1,100 per week*

Manningham

*3 bedroom home
\$440 per week*

Mitchell Park

*3 bedroom - modern home
\$460 per week*

Lightsview

*3 bed + 2 bath - modern living
\$455 per week*

APARTMENTS / UNITS

North Adelaide

*2 bedrooms - close to shops/cafes
\$310 per week*

Kensington Gardens

*2 bedrooms - open plan
\$330 per week*

West Beach

*2 bedrooms - walk to the beach
\$340 per week*

2020 LANDLORD CHECK

Before we know it, Christmas will be here. Unbelievable! Where has the year gone with less than 30 days to go... and while many of us may feel like 2020 has been a year "lost in space", this is a reminder not to forget about your landlord checks.

As your managing agent, we have a duty of care to work in your best interest; to keep you updated and informed and to manage your investment property in a professional manner in accordance with the relevant tenancy laws and legislation.

Equally, as a landlord, you have a duty of care to your tenant to provide a fit and safe environment for them to reside.

Do you have landlord insurance? Many insurance providers have re-opened their insurance policy options again, so now is the time to act. Keep your property safe and make sure you organise an annual pest control inspection for white ants, schedule your smoke alarm compliance check and pool inspections (if applicable). We can arrange this on your behalf, just give us a call.



WE WISH
YOU A
MERRY
CHRISTMAS



EMERGENCY REPAIRS

Did you know that a tenant may arrange for a suitably qualified person to undertake repairs if swift action is not taken to rectify an emergency maintenance issue?

What is deemed to be an emergency repair?

A blocked or broken toilet (if there isn't a second toilet that is usable at the property), a serious roof leak, a gas leak, a dangerous electrical fault, flooding or serious flood damage, serious storm, fire or impact damage, failure or breakdown of the gas, electricity or water supply to premises, a fault or damage that makes the premises unsafe or insecure, a fault or damage likely to injure a person, damage the property or unduly inconvenience a resident of the premises or a serious fault in a staircase, lift or other common area of the premises that unduly inconveniences a resident in gaining access into or out of the premises.

It is important to act quickly in an emergency.

Simply great
property management
from fully certified
property managers



Jo Cullinan



Mick Cullinan



Andy Georgiou



Kathy Dodd

SUMMER bucket list

DO YOU HAVE ONE?

There's something about summer that just brings us to life. Why not make a list of things you'd like to try, here are just a few ideas:

- Go fishing
- Try boogie boarding
- Get a new haircut
- Visit a museum
- Go on a hike
- Find a podcast you love
- Do a random act of kindness
- Reconnect with an old friend
- Ride a horse
- Try yoga
- Have a "technology-free" day
- Get a pedicure
- Host a boardgame night with family or friends
- Go strawberry picking
- Feed the ducks
- Grow a herb garden
- Plant veggies or flowers
- Watch the sunrise
- Make ice cream
- Go somewhere you've never been before
- Volunteer at a soup kitchen
- Go outside & paint a picture of a landscape
- Fly a kite
- Make a bird feeder
- Visit a garage sale

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



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.

MINDSET TIPS WE MAY NEED TO SURVIVE THE OTHER SIDE OF COVID

The ups & downs of 2020 have impacted all of us in different ways. We're going to look back on this time and have our own story to tell. The good news is, as the weeks pass, there's hope that we are moving forward, as we become confident in our thinking process, that we're getting on top of COVID.

However, as we start to move forward, it's important that we take a moment to reset our mindset. COVID has changed, impacted, unsettled and caused the largest global disruption in our history and for many, even when COVID has gone, we may still need time. So, we want to encourage you to take the time now, to think about & start planning for your future.

How do you think you're going to come out the other side?

FINANCIAL MAPPING

For those who are relying on mortgage payment deferrals or government support relief, start now in mapping out a recovery plan, as it can be easy to fall into the trap of thinking 'the support will always be there'.

FOCUS ON THE FACTS

It's often the 'uncertainty' that causes the stress and anxiety. Many economists are very positive in saying that overall, the property market is stable. Try not to let your mind wonder to the fearful uncertainty asking, how long will this continue for? Will COVID return?

Take the time to switch off the news and focus on the facts. How is the market performing? What is the current vacancy rate? What are the average current rents? What are the average sales? What can I control right now?

RESET

There are two sides to every story. Why are some landlords coping with little effect and others are onset with panic? Some leading experts have shared that landlords who are feeling extremely nervous during these times, may have been taking too much risk or were already financially over-committed. While landlords who aren't feeling much change, could probably afford to be more resilient, placing them in a position of opportunity.

There is also an alternative explanation, that possibly nervous landlords have simply been paying more attention to the headlines, which is not a good idea, given that today's uncertain environment is tailor-made for negative thinking.

Every challenge in life is a time of reflection and a time to reset.

If you have any questions, concerns, hesitations or may just need some reassurance during difficult times, our expert team is available to help you (no question is too big or too small!!)

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.

