

# property investor newsletter



Summer | 2024

## Properties Recently Rented

### HOUSES

**Felixstow**

3 bedroom home  
\$790 per week

**College Park**

3 bedroom executive home  
\$1,150 per week

**Manningham**

3 bedroom / 2 bathroom home  
\$790 per week

**Greenwith**

3 bedroom home  
\$560 per week

**Woodville Park**

Large 3 bedroom family home  
\$650 per week

**Collinswood**

4 bedroom / 2 bathroom home  
\$850 per week

### APARTMENTS / UNITS

**Glenelg**

1 bedroom fully furnished unit  
\$590 per week

**Unley**

2 bedroom unit - great location  
\$540 per week

**Adelaide**

Modern city apartment  
\$550 per week

## Water charges ... what do tenants pay?

At the beginning of a tenancy, it is determined what will be charged to a tenant for water use and/or supply. In some instances, owners give their tenants a water allowance should they have large gardens to maintain, etc. The agreement must be specifically included in the residential lease agreement - Section 73(2) of the Residential Tenancies Act 1995.

### Sending an invoice to the tenant:

Tenants are issued water invoices quarterly upon receiving the SA Water bill (either direct from SA Water or from the landlord). Note; if we receive the SA Water bills on behalf of landlords the total amount is paid to SA Water, and we then invoice tenants for their portion, as per their lease agreement.

### Tenant's responsibilities:

The tenant should advise their agent immediately about problems such as leaking taps. If they don't, they may be liable for increased water costs caused by the leak.

### Other rates and taxes:

The landlord must pay for all statutory rates and charges. The sewerage charge and any levies on the SA Water bill are the responsibility of the landlord. It is illegal for these costs to be passed on to tenants in South Australia.

### Properties not on mains water:

If a rental property is not on mains water, it should include a water tank that is suitable for the property. An adequate supply of drinking water must be provided by the landlord. Pumps must be operating and maintained in a reasonable condition. When rainwater is collected from the roof, gutters and downpipes should be clear from leaves and other debris to keep them from clogging. The tenant must be given clear instructions about how to use equipment such as pumps.

### To avoid disputes we ensure that the:

- lease agreements clearly states what water charges are applicable
- tenant agrees with how the water will be charged
- tenants report repairs or maintenance
- charges for water are invoiced to the tenant as soon as possible once the bill is received.

*Merry*  
**Christmas**  
HAPPY NEW YEAR

## meet the team ...



Jo Cullinan  
Rentals & Sales



Mick Cullinan  
Rentals



Anelise Cullinan  
Rentals



Anna Mignone  
Rentals



Kathy Dodd  
Rentals



Stephanie Thorpe  
Sales



## 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 at the property)
- A serious roof leak
- A gas leak
- A dangerous electrical fault
- Flooding or serious flood damage
- Serious storm damage
- Fire or impact damage
- Failure or breakdown of the electricity, gas 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
- A serious fault in a staircase, lift or other common area of the premises that unduly inconveniences a resident in gaining access to the premises.

**It is important to act quickly in an emergency!**

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



## Do you have landlord insurance?

Don't leave it until it is too late. Your tenant's circumstances can change (ie; job loss, relationship changes, etc). For peace of mind, we recommend that all landlords have landlord insurance to protect against unexpected rent loss or property damage.

## Summer BUCKET LIST

- ☐ GO TO THE ZOO
- ☐ HAVE A PICNIC
- ☐ FLY A KITE
- ☐ GO TO THE BEACH
- ☐ PICK BERRIES
- ☐ GO CAMPING
- ☐ HAVE A BBQ
- ☐ MAKE LEMONADE
- ☐ WATCH THE SUNSET
- ☐ WATCH THE SUNRISE
- ☐ BLOW BUBBLES
- ☐ GO ON A BIKE RIDE
- ☐ GO TO A NEW PARK
- ☐ HAVE A POOL DAY
- ☐ EAT ICE-CREAM



## 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.



**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.