



PROPERTY INVESTOR NEWSLETTER

Winter | 2020

PROPERTIES RECENTLY RENTED

HOUSES

Upper Sturt
6 bedroom luxury home
\$1,000 p/w

Marino
3 bed + 2 bath – modern living
\$640 p/w

Dover Gardens
3 bed + 2 bath - newly built
\$450 p/w

Adelaide
2 bedroom furnished home
\$430 p/w

Greenacres
3 bedroom home
\$400 p/w

UNITS / APARTMENTS

Adelaide
2 bedroom furnished apartment
\$550 p/w

Cumberland Park
2 bedroom unit - small group
\$295 p/w

Prospect
2 bedroom upstairs unit
\$315 p/w

Walkerville
1 bedroom furnished apartment
\$385 p/w

COVID-19 | We're all in this together

Firstly, we hope that you, your family and friends are safe and well during these very challenging, uncertain and ever-changing times. 2020 will be a year etched into the history books as a time that changed a lot of our daily life as we once knew it.

The COVID-19 pandemic has affected almost everyone around the world in some way, and as a managing agent, we are very aware, and understand that landlords may be impacted greatly by these times, causing financial stress and uncertainty in moving forward.

We believe the key issues that everyone is trying to navigate and understand are around the management of rental payments, rental arrears, property inspections, tenant vacates and a moratorium on evictions.

We wanted to touch on a generalised understanding of the areas that we know are currently concerning landlords, tenants and agents.

Rental payments & rental arrears

For a tenant to request any financial consideration from their landlord, they must first prove (and provide evidence) that their income has been directly and adversely affected by COVID-19. Landlords are not obligated to provide rent relief for every tenant request. The tenants who have been financially impacted by COVID-19 are simply required to discuss and attempt to negotiate a fair agreement between all parties.

Inspecting properties

Entering the tenant's home in these times is a potential health risk, therefore routine inspections have been postponed for now until further restrictions are lifted. However, showing prospective tenants through vacant properties is conducted by appointment and with social distancing rules in place.

Vacating tenants

Tenants can continue to move into a property, and vacate a property same as before. Ingoing & outgoing inspections are conducted for each tenancy.

Moratorium on evictions

It has been breaking news that tenants cannot be evicted from rental properties for a period of up to 6 months, however, this is only for eligible tenants who have been adversely affected by COVID-19. The Residential Tenancies Act still applies for those tenants who default on rental payments or break their lease agreement for reasons not related to COVID-19.

Should you have any questions or concerns, feel free to contact us any time.

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.



Jo Cullinan



Mick Cullinan



Andy Georgiou



Kathy Dodd

Winter maintenance

With winter comes rain, and that can mean overflowing gutters and water coming into your property from roof leaks or possible exterior damage.

Some tips to protect your property:

- Have gutters cleaned to ensure that the gutters, downpipes and drains are free of leaves and debris, and that nothing needs repairing or replacing.
- Check flashings and the roof to ensure there are no leaks or cracked tiles, holes/rust in metal sheeting so that water can't permeate into the property.
- Consider installing leaf guards on the gutters, and extensions on downpipes, to direct water away from the property.



A BIG THANK YOU!

We would like to take this opportunity to thank all of our landlords who promptly return our telephone calls/emails, particularly in response to repair and maintenance requests. Receiving instructions in a timely manner assists us in keeping tenants happy, and your property well maintained and cared for.



USE CURTAINS EFFECTIVELY ...

In winter, your curtains aren't there to just look pretty. Up to 40% of your home's heat can be lost through your windows, and curtains are your last line of defence. When it's cold inside, keep them shut as they'll help to trap the heat in where it's needed. On the other hand, when the sun's out, make the most of it and keep your curtains open. That's the best free heating you can get!

KEEP EVERYTHING CLOSED ...

When you're heating a room, the doors should always be shut tight to keep the warmth in. By following this rule you'll increase the efficiency of your heating as you'll only be warming a small space – rather than the entire house. You can increase the efficiency of your heating even further by popping a few door snakes on your doors.

FOCUS ON PEOPLE, RATHER THAN THE HOUSE ...

This winter, try focussing on warming people, not the house! Heating an entire house can cost you thousands, but keeping people warm is far easier and more efficient. Invest in snug blankets for the living room and get the whole family inside before shutting the doors and turning up the heat. Staying warm can be a great excuse for a bit of family time too!

**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 to us and the property is signed for full management.



Certified Professional Management