

PROPERTY INVESTOR NEWSLETTER



Winter | 2021

Properties Recently Rented

HOUSES

Brompton

2 bedroom character home
\$400 per week

Manningham

3 bedroom home
\$420 per week

Hilton

Renovated character home
\$590 per week

Dover Gardens

Modern family home
\$460 per week

Woodville North

Large family home - corner block
\$450 per week

Glenelg North

Renovated courtyard home
\$500 per week

APARTMENTS / UNITS

Glenelg

Fully furnished 2 bedroom unit
\$300 per week

West Beach

2 bedroom unit close to the beach
\$520 per week

Grange

Lovely 2 bedroom homette
\$390 per week

RODENT SEASON IS UPON US ...

What is Rodent Season?

Rodent season refers to a period when rats and mice start to search for places to spend the winter. The season signals the beginning of cooler weather and nothing makes us cringe like the possibility of dealing with a rodent infestation.



As the weather cools, rats and mice look for the most appealing and warmest spots to reside and unfortunately, that can mean they move into our homes uninvited. Maintaining a clean and healthy home is incredibly important and will help to keep it vermin free.

Not only can rats and mice carry harmful diseases, but they can cause damage. Wires are often chewed, excrement is left along their main pathways, holes are made in walls & inside cupboards.

Precautions We Can Take:

- **Be On the Lookout** - Look for droppings, gnaw marks, paw prints, chewed wires, or small holes or crevices in walls. Also, listen for scurrying/scratching noises in the walls or ceiling. These are all common signs that rodents have moved in.
- **Get Rid of Clutter** - Rodents love clutter since it provides a great space to hide from predators and lots of materials for a nest. Finding evidence of rodents is also easier if you don't have to dig through piles of belongings.
- **Upgrade Your Food Storage** - Store your food in airtight containers. This will help make it harder for mice & rats to access it or recognise it as a possible food source.
- **Seal Cracks and Crevices** - If you find a crack, hole, or crevice that is about a quarter of an inch wide, seal it or have it fixed. Mice can fit through alarmingly small spaces.
- **Use Repellents** - Even if you've never noticed signs of rodents in your home, using a repellent is a great way to keep them from even thinking about coming in. There are many natural remedies for this as well as commercial repellents.

At Cullinan Property Management we have access to market leaders in the pest control industry, should the need arise to combat an infestation that is deemed to be out of a tenant's control. We will always contact you prior to engaging any pest control services.

Simply great
property management
from fully certified
property managers



Jo Cullinan



Mick Cullinan



Andy Georgiou



Kathy Dodd

WINTER MAINTENANCE TIPS

Gutter Cleaning

With winter comes rain, and that can mean overflowing gutters and the risk of water coming into your property from roof leaks or possible exterior damage caused by stormy weather.



Some tips to protect your property:

- Have gutters cleaned to ensure that the gutters, downpipes & drains are free of leaves & debris, and that nothing needs repairing or replacing. Consider installing leaf guards on gutters.
- Consider cutting back overhanging tree limbs and large bushes to prevent leaf matter and branches falling onto your property.
- Check flashings and the roof to ensure there are no leaks or cracked tiles, holes or rust in metal sheeting so that water can't permeate into the property.
- Ensure there are enough downpipes to direct water away from the property.



Heater Servicing

We recommend that you service heaters at least once a year. This will help to keep them operating efficiently, especially during the colder winter months.

This applies to all types of heaters including gas, electric and wood burning fireplaces.



Smoke Alarms

Landlords must ensure their rental property is fitted with the required number of smoke alarms, and that the alarms are compliant with the legislation in the relevant state.

We recommend landlords engage the services of a professional smoke alarm company to undertake annual checks to ensure that smoke alarms meet the relevant legislation and Australian Standards.

Tips for keeping warm at home



Rug up!

If you have timber or tiled floors ... rug up – literally. Any distance that you can put between the cold floor and your tootsies will make a difference, so consider covering hard floors with rugs or carpet mats.

Hang curtains

Up to 40% of the heat escaping from your home in winter is from uncovered windows. Heavy, lined curtains (which extend below the window frame) will help keep the warmth in.

Go with the flow

Be aware of how the hot air moves around the house. It's tempting to move the sofa as close as possible to a heater, or to put your wet laundry in front of it, but this will restrict the flow of hot air around the house. To ensure you get the most out of your heat source, make sure nothing is blocking the flow.

Close off any rooms that are not in use

Don't waste energy heating areas that you're not using. A great way to keep the heat where you want it is to keep doors closed. And if the heating system has the option, turn it off in empty rooms.

Let the sunshine in

To make the most of all this free energy source, it's a great idea to open up your blinds and curtains during the day.

Focus on people, not the house

It sounds straightforward, but often it's easier to warm yourself rather than the whole house. A pair of ugg boots and a warm jumper (or a "snuggie" if you prefer!) could save you hundreds in heating and energy bills.

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.



reminder

Do you have landlord insurance?

Don't leave it until it is too late. 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.

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.

