

# property investor newsletter

Winter | 2022

## Properties Recently Rented

### HOUSES

#### **Golden Grove**

Modern 2 bedroom home  
\$385 per week

#### **Stepney**

Beautiful character home  
\$820 per week

#### **Valley View**

Lovely 3 bedroom family home  
\$480 per week

#### **Mitchell Park**

3 bedroom home  
\$480 per week

#### **Manningham**

2 bedroom home  
\$470 per week

#### **North Adelaide**

Charming home in great location  
\$850 per week

### APARTMENTS / UNITS

#### **South Plympton**

2 bedroom single storey unit  
\$410 per week

#### **Adelaide**

2 bedroom apartment in CBD  
\$620 per week

#### **Glenelg**

2 bedroom furnished apartment  
\$600 per week

## Winter property maintenance

Routine maintenance is required year-round, however there are some tasks that become more relevant during winter.

Now is a good time of year for landlords and property managers to assess any potential or existing issues at their properties by undertaking a winter-related property maintenance review as part of their regular property inspections.

One of the most common winter household maintenance issues is clogged gutters. When gutters are blocked with leaves and debris, rainwater has nowhere else to go except to overflow or wash back through the eaves and into the home's wall cavities.

Landlords should also inspect the roof of their property to ensure there is no damage, as this will help to reduce the risk of leaking water down the track.

Many tenants will soon be cranking up their gas or electric heaters for the first time in many months. Landlords should arrange a service and safety inspection to ensure they are in working order.

Backyard pools should also be cleaned and prepared for a period of non-use to make sure they are maintained for the summer months.

More broadly, it's a good time to perform any annual routine maintenance or inspections that are relevant to their individual property and in accordance with state legislation. Some examples include, arranging pest inspections, smoke alarm testing or tree trimming & removal to ensure they are providing a safe, well-maintained property.

**SOLD**



**9 Cavendish Ave, Devon Pak**  
Set on 2 levels, this beautiful home is only 7 kms from the CBD and even less to North Adelaide.

**SOLD**



**26/1 Chappell Dve, Glenelg**  
Stylish apartment is beautifully decorated and includes a luxurious king size bedroom.

**SOLD**



**1/15 Myponga Tce, Broadview**  
Delightful 2 bedroom homette perfectly positioned in a sought after suburb opposite reserve.

Simply great property  
management from fully  
certified property managers



Jo Cullinan



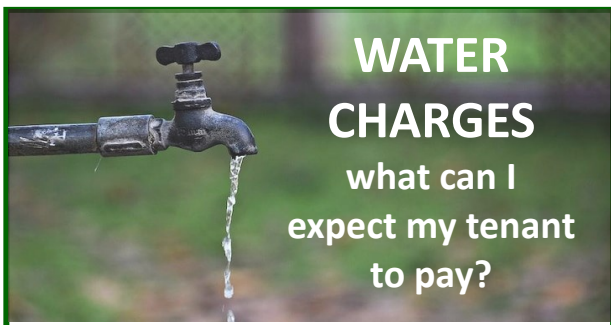
Mick Cullinan



Anna Mignone



Kathy Dodd



## WATER CHARGES what can I expect my tenant to pay?

At the beginning of a tenancy, it is determined what will be charged to a tenant for water (eg; full water use/water use & supply/supply charge only, etc). In some instances, owners give their tenants a water allowance if there is a large garden to maintain, etc. The agreement must be specifically included as a term in the residential lease agreement - Section 73(2) of the Residential Tenancies Act 1995.

### Sending an invoice to the tenant:

The landlord/agent issues an invoice to the tenant of water charges stating what the charges are for and the amount the tenant is responsible to pay.

### Tenant's responsibilities:

The tenant should report any issues immediately to their agent with regard to leaking/dripping 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 in South Australia for these charges to be passed on to tenants.

### To avoid disputes ensure that the:

- lease clearly states what water charges are applicable
- tenant agrees with how the water will be charged
- tenant understands their responsibility to report water leaks
- charges for water are passed onto the tenant in a timely manner

# FAQs

Frequently Asked Questions



### How does someone apply for my rental property?

We always ensure that prospective tenants complete an online application, which includes information regarding their current living arrangements, their previous rental history, employment information, the number of people who will be residing at the property and information relating to any pets they may have. The applicant is also required to provide us with 100 points of ID (including photo ID). The process also includes an applicant's authority to check the information provided.

### How does Cullinan Property Management check an application?

With the information provided we confirm all aspects of their tenancy history by contacting their current and/or previous landlord/agent as well as confirming their employment, checking them against the National Database (TICA), to see if they have been registered as a bad tenant by a previous agent, or have an unsatisfactory credit history.

### Who chooses the applicant for my property?

You do!!! In conjunction with the information that we have collected and by using our experience we will present each application to you ... the landlord. We will also give you our thoughts on the best applicant the we feel would be best suited to your property. The final decision is always made by the landlord.

### How much bond do tenants pay?

Tenants are required to pay a security bond equal to 4 weeks of rent for a property up to \$250 per week, or 6 weeks rent for a property \$251 per week and above.

### Who decides if the lease gets renewed & do I need a reason not to renew?

The short answer is you decide. We will contact you before the lease is due to expire to seek your instructions. Once we have your approval, a renewal will be sent to the tenant. You are not required to provide a reason if you do not wish to renew the lease.

### How much notice do I need to provide my tenant to vacate & vice versa?

If your tenant is on a fixed term lease, then they have the right to see out the term. Prior the end of the fixed lease, a minimum of 28 days notice to vacate must be provided by either party, should the lease not be renewed. If the lease is on a periodic arrangement, we must provide them with either; 90 days notice to vacate (with no reason), or 60 days notice to vacate if the property has sold, or if you're undertaking extensive renovations to the property, or you or a family member wish to move in. Tenants are required to provide 21 days written notice to vacate on a periodic tenancy. If a tenant wishes to give notice to vacate during a fixed term lease, this is considered breaking the lease and they are required to continue paying rent until a new tenant is found or the expiry of their lease, whichever comes first. They will also be charged a 'break lease fee' which is calculated at such time the new tenant is found which is a percentage of the re-letting and advertising cost. If the tenant is on a periodic arrangement, they are required to provide 21 days written notice to vacate.



## reminder

### 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.

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



terri scheer

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.



**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.