

property investor newsletter

Winter | 2024

Properties Recently Rented

HOUSES

Port Noarlunga

2 x brand new 3 bedroom homes
\$670 per week (each)

Mitchell Park

3 bedroom home
\$590 per week

Seaton

Lovely 3 bedroom modern home
\$500 per week

Brompton

2 bedroom character home
\$490 per week

Manningham

2 bedroom home
\$470 per week

North Adelaide

Charming home in great location
\$850 per week

APARTMENTS / UNITS

Collinswood

2 bedroom top floor unit
\$400 per week

Marleston

2 bedroom single storey unit
\$490 per week

Glenelg

2 bedroom furnished apartment
\$550 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.

FOR SALE



1159 Lower NE Road, Highbury
This low maintenance spacious home has plenty to offer inside and out for the whole family.

FOR SALE



G02/44 MAB Circuit, Tonsley
Constructed in 2019 this amazing two bedroom apartment is so neat and clean.

FOR SALE



2/25 Rogers Street, Highbury
Lovely single story two bedroom Villa Unit, in a well tended complex of only five.

Simply great property
management from fully
certified property managers



Jo Cullinan



Mick Cullinan



Anna Mignone



Kathy Dodd

How is the rental amount for my property determined?

We will always strive to get you the maximum rent possible. However, we also keep in mind the current market when setting the weekly rental rate in order to get your property tenanted as soon as possible.

To do this, we consider these factors:

Demand: Is there a high demand for your type of property at present (this can be seasonal and affected by a number of factors).

What is available now: We look at other properties currently available for rent in the surrounding suburbs for comparison to calculate a maximum rent for your property.

What we have currently rented: We compare your property with what we have currently rented, taking into account the property's location and features.

These factors allow us to give you enough information to set the right rent for your property.

What if I want a higher rent amount?

You may place your property on the market at the rental amount you wish. However, keep in mind that it is the market demand that sets the rent. If the market deems the amount of the rent to be too high, then your property may stay vacant longer than necessary. With this in mind, be aware your annual rental return will be reduced by 2% for every week it is vacant.

How is the rent reviewed?

When we need to secure you a new tenant, we will always review the rent against market conditions. This will also be done at lease renewal time, or at other times when required. We will always advise you when the rent is to be increased.



Selecting the best tenant for my property ... what happens?

How does someone apply for my rental property?

We always ask a prospective tenant to submit an application using Tenant Options, this includes a statement that gives us permission for us to check the information provided. Information collected from prospective tenant is for the purpose of verifying identity, establishing their ability to pay rent and demonstrating that the applicant is likely to look after the property

What if an applicant contacts me (the landlord)?

In the unlikely event a prospective tenant contacts you to discuss their application, or ask questions regarding a rejected application, we advise that you request that they contact us. If they persist, we strongly advise that you do not discuss anything further to avoid unnecessary problems and complications.

How does Cullinan Property Management check an application?

With the information provided we confirm their rental and tenancy history by contacting their current and/or previous landlord/agent as well as confirming their employment. We can also check them against a National Database, to see if they have been lodged as a bad tenant by a previous agent, or have an unsatisfactory credit history.

Rent bidding banned

Landlords/agents must advertise properties at a fixed amount and must not solicit or otherwise invite an offer for higher rent. This means landlords are no longer able to advertise properties with a rent range, put properties up for rent auction, or solicit offers over the advertised rental price. This reform came into effect from 1st September 2023 and brings South Australia in line with other Australian jurisdictions which have introduced restrictions on rent bidding.

Who chooses the applicant for my property?

You do!!! In conjunction with the information that we've collected and by using our experience we will present each application to you ... the landlord. We can also give you our thoughts on those applicants who we believe may best suit your property.



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:



realestate.com.au
Australia's No.1 property site*

domain.com.au
The easiest way to find property



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.