



*This newsletter has been designed to keep you updated on what is happening within the industry and our real estate office*

### FROM OUR PROPERTY MANAGEMENT TEAM

## IT MUST BE IN WRITING!

Litigation reduction and risk management planning is an important part of the day-to-day processes of property management.

Our agency is dealing with a large number of enquiries and requests from tenants and landlords every day that our team members must act upon.

In consultation with our insurers and in accordance with best industry practice, it is important that every request is submitted in writing, which can be as simple as a quick email.

If we have discussed a matter over the telephone we will send an email confirming your instructions.

If you have an enquiry, question or a request, our agency recommends that you email us for prompt action.

## LANDLORD TIPS



Investing in property, creating financial wealth, securing, retaining and managing the tenant and property are often hassle free processes for many. However, we do appreciate that there are some landlords who experience challenges along the way.

This month, our team has taken the time to sit down and reflect on how you can minimise your hassles during the management process and maximise your short and long term income.

Take a moment to rate your stars.

★ Ensure that your property is presented in an A1 condition to attract quality tenants.

★ Be very selective in the tenant/s you accept. A vacant property is better than a second class tenant, which can lead to increased disputes, arrears and potential property damage.

★ Invest in Internet advertising to increase enquiry when the property becomes vacant.

★ Promptly act on tenant requests.

★ Regularly maintain/upkeep the property.

★ Utilise the equity in your property to increase your investment portfolio.

★ Obtain a property depreciation report.

★ Take out landlord protection insurance to cover you for the unexpected.

★ Ensure that the property is inspected annually for pest, building, pool and electrical compliance.

★ Clear out the gutters and cut back trees and shrubs annually.

★ Set aside additional funds each week/month for the unexpected repairs such as a hot water system.

★ Visit your property annually.

P.T.O. >



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**IMPORTANT:** This is not advice. Clients should not act solely on the basis of the material contained in this newsletter. Items herein are general comments only and do not constitute or convey advice per se. Every effort is made to ensure the contents are 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. **Published by THE PPM GROUP - [www.ppmssystem.com](http://www.ppmssystem.com)**

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# PROTECTING your future



As an investor you are already smart and savvy, building your wealth nest egg for retirement and financial security. However, what if the unexpected happens and you are unable to work, or the unthinkable, you pass away? Will your loved ones be able to maintain and grow your investment portfolio that you have created and be secure in their future? There are insurance covers for just about everything now to give you peace of mind for all of your concerns. The challenge for many is being able to afford the premiums for peace of mind.

**DID YOU KNOW?** ... Death cover, permanent disability and salary continuance insurance can be deducted from your super balance, so you can get the cover you need without it affecting your day-to-day budget. You can choose your cover limit, which can be up to \$5 million for death and \$3 million for disability \*

Take a moment now to enquire, protect and plan your future.

*\* Varies with each superannuation institution.*

## Are you looking for a tax-deductible getaway?

If you own an investment property you can claim the travel and out of pocket expenses to attend the property to inspect and review the condition, maintenance or improvements required.

If you are considering inspecting your property, please let us know so that we can issue the required letters and notices to the tenant to access the property in advance.



Our agency can also issue a letter for your tax records confirming that you visited the property.

With all tax related matters our agency strongly recommends that you speak with your accountant for verification on all matters.

### SUDOKU COFFEE BREAK

Every row & column, and 3X3 box, must contain the numbers from 1-9. Good luck!

|   |   |   |   |   |   |   |   |   |
|---|---|---|---|---|---|---|---|---|
| 7 |   |   |   | 1 |   |   | 4 |   |
|   | 2 |   |   |   | 9 |   | 5 | 6 |
|   |   | 4 |   | 6 |   | 2 |   |   |
|   |   | 8 | 6 |   | 1 |   | 2 |   |
|   |   | 7 |   |   |   | 1 |   |   |
|   | 9 |   | 3 |   | 8 | 6 |   |   |
|   |   | 5 |   | 2 |   | 4 |   |   |
| 8 | 4 |   | 1 |   |   |   | 6 |   |
|   | 1 |   |   | 8 |   |   |   | 2 |



### KIDS, FAMILY AND FRIENDS QUIZ TIME

Q1) If there were 5 hay stacks in 1 field and 4 in another and you put them both together, how many haystacks would you have?

Q2) Paul the butcher is 6'3" tall. What does he weigh?

Q3) Some months have 30 and 31 days, how many have 28 days?

Q4) Jack is born on the 28<sup>th</sup> December yet his birthday always comes in winter. How is this possible?

Q5) Johnny's mother had 3 children. The first child was April and the second child was May. What was the third child's name?

### Properties Recently

#### Rented!

Keeping you updated on the local rental market

#### HOUSES

**Burwan St, Berrima**

5 beds, 2 bath, 2 car \$700.pw

**Stonequarry Crk Rd, Werai**

5 bed, 2 bath, 2 car \$700.pw

**Sheffield St, Bowral**

3 bed, 2 bath, 2 car \$650.pw

**Arborea Plc, Bowral**

3 bed, 2 bath, 1 car \$470.pw

**Meryla St, Robertson**

4 bed, 1 bath, 1 car \$395.pw

**Drapers Creek Rd, Colo vale**

3 bed, 2 bath, 3 car \$390.pw

#### TOWNHOUSES/DUPLEXS

**17 Evans St, Mittagong**

3 bed, 1.5 bath, 2 car \$420.pw

# UPDATE



### Plans On Display For Multi Million Dollar Service Centre

A planning proposal to establish a service centre and motel or hotel accommodation beside the Hume Highway at Colo Vale has been placed on public exhibition.

The Highway Service Centre is proposed for a parcel of land near the Church Avenue off-ramp but requires rezoning to allow the proposed uses.

Council obtained approval from the Department of Planning in February to proceed with the planning proposal, but it has taken until now to begin the community consultation process.

The proposal is on public exhibition until October 24



## WE ARE FOCUSED ON MAXIMISING YOUR RENTAL INCOME AND OPTIMISING YOUR CAPITAL GROWTH

(A1) One. They are all combined together | (A2) Meat | (A3) All months have 28 days | Q(4) He lives in the northern hemisphere | Q5) Johnny