

## FROM OUR PROPERTY MANAGEMENT TEAM

### Save \$\$\$

If you are happy with our services and tell a friend about us you could save yourself **\$300 or more** with our **3 month free management** offer if they come on board.

Your friend can also enjoy the same **\$300+** saving for trusting us with their investment properties. Just let them know how much you appreciate having a fully qualified tradesman on staff safeguarding your properties and keeping your maintenance and repair bills to a minimum.

Just have them give us a call and we take care of the rest. They can also check us out on our webpage

[www.realestateworks.com.au](http://www.realestateworks.com.au)

*Imagine - if you bring 4 friends on board it could add up to over **\$1200** worth of free management.*

### Reminder:

With only 8 weeks to go to the end of the financial year now is a great time to check with your financial advisors and accountants if you have everything in place to maximise your portfolio and minimise your tax.

In the current buyers market what better time to take advantage of this and add to your investment portfolio.

**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)**

## Property Investors BEWARE!

### Not Being Protected Can Be Costly

Some unit owners can be falsely misled into thinking that their body corporate insurance covers all of their insurance needs, including their property contents.

It is important to be aware that most body corporate insurance does not cover the contents of the building. This is true for any standard building insurance whether it is on a house or a unit.

The contents that we are referring to are not the tenant's contents such as their furniture and personal belongings.

Contents, in this case, relates to any items that can easily be removed, such as curtains, upright stoves, dryers, washing machines, carpet, light fittings, etc.

If your property was to be exposed to flood, storm or fire are your contents covered?

We recommend that all property owners review their insurance cover to ensure that you are adequately covered, taking particular note of any exclusions.

With the current economic conditions added to our unusually wet weather conditions checking that you are adequately covered is the best protection you can have.



### Landlord Insurance may help pay the rent when your tenants can't ...

Unstable employment and added pressure on relationships threaten even the perfect tenants. No one plans to be unemployed or break up.

Your tenants may not be in a position to cover the costs of an unexpected and unplanned relocation. That leaves you at a financial disadvantage if a replacement tenant isn't found quickly. You want to have the time to find a suitable tenant.

Landlord protection insurance is highly recommended by our agency. For a minimal annual *tax deductible expense* you can have peace of mind that your property is protected against unexpected financial loss or property damage.

## IN THIS ISSUE

- Property Investors Beware - Not Being Protected can be Costly!
- Pest Control - Who is responsible?
- Pending Property Maintenance



# PEST CONTROL

## Who is responsible?

The terminology 'pest control' can cover many different types of pest and vermin, such as:

- Fleas
- Cockroaches
- Ants
- Spiders (i.e. Redbacks)
- Rats & Mice
- Snakes & Possums
- Bees & Wasps
- White ants

All of these pests and vermin at some stage may become evident in rental properties... So who is responsible for pest control?

In many States the legislation relating to pest control can be very unclear and is often open to interpretation.

A tenant is responsible for keeping the property clean, while the owner is responsible for maintaining the property in a safe state of repair, fit for the tenant to reside.



There are also many local councils who enforce health and safety by-laws for residential property owners to undertake pest control on an annual basis for pest and vermin, namely cockroaches.

The only pest that is clearly the tenant's responsibility is fleas. The presence of fleas is a result of the tenant owning a pet that is not directly related to the maintenance of the property. When a tenant vacates the property it is a condition of their tenancy agreement to undertake flea treatment control.

All other pests would most often become the responsibility of the property owner. The only exception would be if it was clearly proven that the presence of the pest was caused by the tenant's lack of cleanliness or poor house-keeping. If the tenant was not disposing of perishable rubbish or was undertaking activities that increased the presence of pests it could be argued that it was a tenant responsibility.

As your managing agent we appreciate that many of the listed pests can be eradicated by simple supermarket products, such as insect spray, baits and traps, which would be our first recommendation to the tenant.

However, if a tenant is concerned about their safety then it would need to be addressed by the property owner.

### Pest Control Summary:

- Cockroaches can be treated under a 12 month warranty.
- Ants are a difficult pest to eradicate and would only pose a concern if they were harmful.
- Spiders can be treated under a 12 month warranty and should be actioned quickly if the spider is harmful – i.e. redbacks.
- Rats & mice can be treated with baits. It is important to eradicate these pests as they can cause serious damage to appliances and internal electrical wiring, costing far more than the treatment cost.
- Snakes can be a scary animal to remove. Possums can also be a nuisance pest if they start nesting in the roof, which can result in property damage. Wildlife specialists are the best point of contact to assist in removing these from the property.
- Bees & Wasps can become aggressive and dangerous if their nest is in danger. The treatment of bees and wasps is a concern if the tenant is allergic to them.

→ White ant activity in a rental property should be checked at least annually by the owner. ■

## Pending Property Maintenance...

Now is the time to spend money



With the end of the financial year fast approaching (less than eight weeks to go), now is the time to consider actioning any pending property maintenance.

### A well maintained property will:

- Maximise your short-term rental return potential
- Optimise long-term capital growth
- Minimise letting fee costs by possibly reducing the number of tenancy turnovers
- Attract quality tenants

### Inspirational Tip

*The only people whom you should try to get even with are those who have helped you.*

**MAKING  
REAL ESTATE  
WORK FOR  
YOU**

\*\*\*

