

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



### 14<sup>th</sup> FEBRUARY Valentine's Day ....

SURPRISE A LOVED ONE OR JUST MAKE SOMEONE FEEL SPECIAL!

Valentine's Day can be a very special day to many. If you have a special loved one or secretly admire someone, take the time to send them a note, flower or small gift. Making someone else feel good is a great way to feel good too.

### Inspirational Tips

*"The only thing that stands between a man and what he wants from life is often merely the will to try it and the faith to believe that it is possible."*

Richard M. DeVos

## It is important to maintain your property

*Failure to maintain a rental property can have serious consequences if a tenant is injured*

The Residential Tenancies Act clearly states that the landlord must maintain the property in 'good' repair, in a state that is fit to live in and in a state that complies with health and safety codes, local government by-laws and supply authority regulations.

These tenancy laws have been written to protect individuals from injury and poor living standards.

As a managing agent it is our duty of care to ensure that the property is in good repair and safe for the tenant.

If a member of our property management team recommends improvements, maintenance or repairs at your property, it is to protect your investment.

Following are examples of high risk repair areas that could lead to tenant injury:

- Steps and railings that are not secure or have white ant activity or dry rot

- Electrical points and wiring that are loose, frayed or not working
- Floor coverings that have tears, loose threads or ripples
- Broken or insufficient external lighting
- Faulty electrical appliances



- Uneven or loose pavers
- Roof leaks
- Windows or doors with faulty locks

Continued over.... ▶

**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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- Broken smoke alarms
- Faulty pool gate locks or fencing

Our office carries out regular routine inspections to ensure that the property is kept in a safe, well-maintained condition.

If a member of our team reports repairs, maintenance or improvements it is important that you work with us to ensure that it is rectified in a timely manner.

A well-maintained property will maximise the rent achievable, attract a quality tenant, reduce vacancy periods and improve the long-term capital asset value of the property.

Our office highly recommends that you organise the following inspections to ensure that your property is safe:

- Building inspection
- Pest inspection
- Electrical inspection
- Pool inspection (if applicable) ■

## Digital TV



Are you aware that analogue TV signals will be phased out completely in the Brisbane, Gold Coast area by 31 December, 2013?

Fortunately, you do not have to upgrade your antenna to receive digital TV signals to be able to view television stations in your rental properties. ▶

Ensuring that your property can allow tenants access to television stations attracts quality tenants and maintains the rental value of your property.

Unfortunately, furnished units, apartments and houses that are rented may possibly need a set-top-box to upgrade the current television to allow it to continue working without problems ■



## Which way is north?

Did you know you can locate north using an analogue watch and the sun?

Simply hold your watch parallel to the ground and line up the 12 with the sun. Exactly half way between the hour hand and 12 is approximately north.

Try it and see! ■

## Selling your rental property

Are you thinking about selling your rental property or would you like to know the current market value?

When selling your rental property it is important to carefully manage the communication process with the tenants to ensure that they work with you to assist in selling the property.

Engaging your managing agent to sell the property will ensure that the sale and rental management process can be carefully managed to ensure a successful sale result.

## Predictions for the New Year

*Have you noticed how positive everyone is about 2010...*

With interest rates not too low and not too high for the economy to be stable, and the American dollar reflecting the confidence in Australia as a good place to be at the moment, the year is starting bright and the real estate market positive.

If you are in a position to expand your portfolio, real estate is looking a very positive option this year while housing is still reasonably affordable.

The real estate already in your portfolio is looking ready to leap ahead as confidence in the market continues to strengthen.

Tenants, on the other hand, are being warned to expect increases in their rent due to shortfalls in supply of rental properties and rising house prices. Not good news for tenants, but definitely positive for the real estate investor who owns property on the Gold Coast! ■

**REAL ESTATE  
WORKS**

\* \* \*

**SALES &  
PROPERTY  
MANAGEMENT**