

This newsletter has been designed to keep you updated on what is happening within the industry and our Real Estate Office

From the desk of the Asset Manager



Christmas Countdown Less than 20 sleeps!

We would like to take this opportunity to wish you a Christmas full of joy, laughter, family and friends.

*Have a Safe and
Happy
Christmas
and
New Year*

Inspirational Tips

“One small act of kindness can inspire a lifetime of good feelings.”

“Be known as a person who gives rather than takes”

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. The newsletter is issued as a helpful guide to clients and is for their private information. Every effort is made to ensure the contents are accurate at the time of publication. 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

Holiday Security Tips

Is your home one of the few in the street with an alarm, dog, well-secured doors and windows or where the occupants come and go at irregular times? If so, then give yourself a big tick for offering the least opportunity/risk to aspiring thieves.

But with the festive Christmas season approaching, making your home less attractive to opportunistic thieves is harder when you go on holiday. The very noisy canine has taken his scary attention-attracting bark to the boarding kennels and the occupants are not coming and going... they're gone.

When protecting your home and valuables during this period of time, it is important to take into consideration the way thieves think. Does your home look neglected, abandoned, unused? If so, make it look occupied.

- Leave a light on inside if you intend returning home after dark. The light should be visible from the street and give the impressions that the house is occupied. Consider using an automatic lighting timer.

- Never leave notes. Thieves can read too.
- Keep blinds and curtains partly open to give the house a 'lived in' appearance, if you are going away for some length of time.
- Cancel all regular deliveries, e.g. milk, newspapers so the stockpile doesn't give the game away.



- Ask a friend or neighbour to keep an eye on your home and collect any other deliveries that may be made during your absence.
- Ask the Post Office to hold your mail.

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- Ask a friend or neighbour to park a car in your driveway from time to time.
- Lock away all portable garden equipment, tools, ladders or anything that could be used to break into your house.
- Securely lock your garage; most breaking-in implements are found there.
- Lock all doors and windows
- Take your keys or leave them with a friend. Do not hide them.
- Remove all money and valuables to a safe place such as your bank or an internal safe.
- Notify your local police of your absence.■



General Tenant Obligations

- The tenant must keep the premises and inclusions clean, having regard to their condition at the start of the tenancy
- The tenant must not maliciously damage, or allow someone else to maliciously damage, the premises or inclusions
- At the end of the tenancy, the tenant must leave the premises and inclusions, as far as possible, in the same condition they were in at the start of the tenancy, fair wear and tear excepted.

Our office is aware of the above obligations. That is why we complete thorough entry and exit condition reports and carry out regular routine inspections.

At the start of a tenancy we ensure that the tenant pays their rent and bond in full; that the tenant receives a copy of their tenancy agreement, bond lodgement forms, information statements and body corporate by laws (if applicable).

We know the law and are confident in applying the law on your behalf.

We are here to protect your investment ...■

Rental Market on the Gold Coast

The rental Market over the past few months has been stable to slightly low due to the state of the economy.

The past few weeks are seeing a strengthening in rental applications and slight rent increases in some areas. This should hopefully continue over to January through March which is usually a busy period.

The predictions in the Gold Coast Bulletin are for strong rental increases due to shortages in supply in the coming year. The investment property market is looking good and hopefully set for a strong recovery.

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Happy
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and
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From
Real Estate Works

Office Update

Just a reminder that if we are not available on the office lines you can leave a message, or we can be contacted on the mobile

Mobile – 0409 899 957

24 hours a day seven days a week.

This allows us to look after your property effectively, even during the busy Christmas period.

And YES we do SALES.

We are a fully Licensed Real Estate Office that can look after your investment property and sell it when the time is right for you.

**REAL ESTATE
WORKS**

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**SALES &
PROPERTY
MANAGEMENT**