

## FROM OUR PROPERTY MANAGEMENT TEAM

### Will the Gold Coast win the bid to host the 2018 Commonwealth Games - we'll know on November 11th

#### We're competing for the 2018 Commonwealth Games!

Australia has shown the world we have the ultimate sporting playground in our bid for the 2018 Commonwealth Games on the Gold Coast.

With the success of the V8 600 car race in Surfers Paradise in October being evaluated as part of the bid we now just have to wait for the final decision.

Should we succeed, the Coast will receive an added boost to the local economy with the creation of jobs to build the necessary facilities, including the new stadium in Carrara. This should create increased demand in rentals and real estate sales causing solidarity in the local economy hopefully leading to increases in both sectors.

All positive news for those with investment properties on the Gold Coast!

## Securing the best tenant

Our philosophy is to find the best possible tenant in the quickest possible time to ensure that we are maximising your rental income.

However, if tenant demand is low, it is far better to have the property vacant an extra week than to approve ANY tenant just for the sake of having the property rented.

A tightening of the economic climate brings many social and financial factors that can impact on the management of rental properties. Tenants can find it harder to secure affordable housing, which can result in dishonesty on tenancy applications when applying for a rental property.

You can be confident that we are strict in our tenant selection process. We are focused on securing tenants that will care for your property and pay the rent on time.

When we undertake the tenant application process we are thorough in our research process of the tenant.

Following are a few of the areas and strategies that we take into consideration:

- We verify their employment reference confirming the stability of their position and income by sighting wage slips.

- We use the 30/70 rule as a guide to determine the tenant's affordability of rental payments so they don't overcommit. (30% of the household's income is allocated to rent)
- We avoid ringing listed mobiles and will conduct a telephone-number search of the employer's business or previous landlord.
- We verify previous rental references. Real Estate references are often the most reliable. If they have rented privately we will conduct a property search to confirm the owner of the property.
- If they have travelled from interstate we will verify this with the address on their driver's licence.
- We will conduct a tenant default database search to see if they have defaulted as a tenant previously.
- We will also look at other key factors such as how long they have resided at their previous property (long-term tenants are a better investment), whether they have pets and how many people wish to reside in the property.

Continue Over P.T.O.>

**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)

## IN THIS ISSUE

- Securing the best tenant
- Summer is quickly approaching Pool Safety Tips
- Is your property protected against white ants?



While most tenants are honest in the application process, from experience there are still those who try to manipulate the process with false information.

It is our duty of care to all landlords that we are thorough in our tenant selection process to ensure that your investment is protected. ■

## Summer is quickly approaching Pool Safety Tips



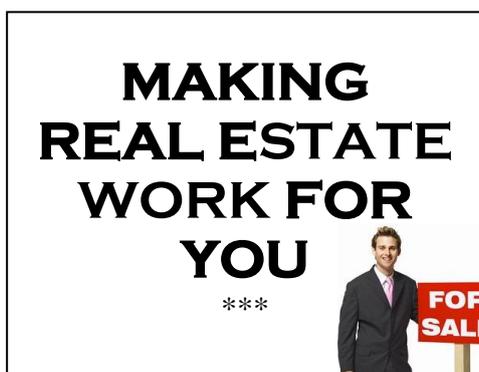
As the months warm up the need to cool off becomes ever greater, and the swimming pool is an attractive remedy to beat the heat.

However, with drowning danger apparent, it is important that everyone takes pool safety seriously. Following are some tips to ensure that your pool is safe during summer, which could save someone's life:

- Ensure there is a CPR sign clearly displayed near your pool.
- Make sure that everyone at your home knows the CPR process. You can attend courses through the local Ambulance service.
- Ensure that you have rescue equipment by the pool in case of an emergency.
- Don't leave climbable objects near the pool fence.
- Don't leave equipment or toys in the pool as it can encourage small children to want to get in the pool.
- Always have an adult present when small children are swimming in the pool.

- Take your phone outside when supervising small children so you don't have to leave... even for a minute.
- Never leave the pool gate propped open. This not only poses a danger to small children, but weakens the hinge on the pool gates, often causing it not to close properly.
- If you have a pool cover, always ensure that it is secured to the pool so small children cannot climb under.

If you are concerned about the safety of your pool it is recommended that you contact your local pool safety expert for professional advice. ■



### Inspirational Tip

*It is better to fall short of a high mark than to reach a low one. - H.C. Payne ■*



## Is your property protected against white ants?



The white ant is a highly destructive timber pest, causing major structural timber damage to domestic and commercial buildings throughout Australia.

**White ants are not 'ants'.** They are ground-dwelling, timber-eating insects originating from prehistoric cockroaches. The oldest termite ever found was in Arizona, preserved in amber fluid and dated at 220 million years old.

**Recent industry surveys** suggest that about 80% of all unprotected properties in Australia are subject to attack (in varying degrees) by white ants. Severe structural timber damage by white ants to Australian homes is on the increase due to more homes being designed and built of materials that encourage hidden termite entry and infestation.

Be wary, **Home Insurance** does **NOT** cover the repair costs of damage caused by white ant infestations in homes and commercial buildings in Australia. There are a number of treatment methods available, however, the best method, of course, is prevention. Having your investment property regularly inspected by a licensed and qualified professional will ensure that any risks are identified early so major infestations can be avoided.

For further information or to check on the status of white ant inspections on your property, feel free to contact our office. ■