



## PROPERTY INVESTOR

# NEWSLETTER

OCT – NOV  
2017

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

### SUMMER IS COMING

#### POOL SAFETY IS EVERYONES RESPONSIBILITY

350 children under the age of five drown in pools each year nationwide.

A property rented with a swimming pool brings with it responsibilities not only on the part of the tenant, but also on the part of the property owner.

There are different requirements from State to State; a pool safety certificate or compliance with the local city council standards.

As your property manager, it is part of our responsibility to report back to our landlords any concerns regarding the safety of a property with a pool. It is the landlord's duty of care to act quickly on any repairs or recommendations to avoid a possible lawsuit in the event of injury or a potential drowning.

We all need to get ready for summer and ensure that pools are safe and compliant.

IF YOU CAN SEE  
IT IN YOUR MIND,  
YOU'RE GOING  
TO HOLD IT IN  
YOUR HAND.

-Bob Proctor

## THE TWO BIGGEST CONCERNS FOR LANDLORDS...

Every landlord who owns an investment property has two big concerns. Firstly, that the rent is paid on time and secondly, that the property is well cared for, with no damage.

It is our agency's focus to ensure that we are strict with the tenant selection process and reference checking; however, circumstances can often change during the tenancy.

To eliminate these concerns, it is important to consider having adequate insurance cover to protect your asset. This article is a reminder to those landlords who are exposed to these concerns by not having insurance. We still have landlords who do not have this cover and it is our duty of care to inform you of this insurance.

Landlord insurance is a specific policy designed to protect your rental income and costs associated with property damage.

It is important to be aware that not all landlord policies are the same. There are varying excesses, inclusions and exclusions with different insurance providers that can reduce your level of cover and payout.

To assist in comparing landlord policies we have summarised the seven different components that you will need to discuss.

1. Loss of rent in the event that your property suffers damage, which makes it unable to be tenanted for a period of time
2. Rent default
3. Tenant theft
4. Damage & malicious damage (excluding normal fair wear and tear)
5. Ordinary house and contents insurance (fixtures and fittings)
6. Legal costs
7. Public liability

Landlord insurance is not expensive (compared to the possibility of lost income) and is a tax deduction to give you peace of mind.

It is recommended that you do not go with the cheapest quote with this type of insurance. Take the time to compare the policies and what you are covered for, as they are all different. Some policies will only provide insurance up to a small limit, and others won't pay more than one claim in a year, or won't cover you for certain events.

P.T.O >

## HOME REPAIRS & RENOS ARE ON THE RISE

Home repairs and renovations continue to surge in popularity. Close to 8.4 million (or 62%) of the country's 13.6 million homeowners carried out some kind of renovation work during the last 12 months, up from 7.5 million (57%) three years earlier.\* *Roy Morgan Research*

Many landlords have shown interest in home improvement projects by choosing the do-it-yourself option for repairs and renovations. However, even landlords with the best intentions could be placing their tenants' safety at risk by relying on their own expertise.

Research has shown that up to a quarter (25%) of work completed by DIY landlords, resulted in a professional coming in to rectify or fix the problem/s.

Reality television programs are inspiring landlords to bypass the professionals and conduct their own repairs and renovations to save money instead of calling in a qualified tradesperson.

The outcome is often that DIY renovations and repairs take longer and end up costing more. Also, if the work isn't completed to industry standards, the landlords' negligence could create serious legal liabilities.

Landlords should consider whether they have the skills or qualifications to complete the work before getting out their toolbox.

If you are considering undertaking your own renovations or repairs it is important that you speak with your property manager.

If you do not have the qualifications, licences required or insurance cover it can also affect our agency's professional indemnity insurance.

Landlords should also not contact the tenant direct, as this can also lead to disputes or complaints between all of the parties.

We are here to assist, manage and care for your property and are only a telephone call or email away. *\* Roy Morgan Research*

### DO YOU OWN ANOTHER INVESTMENT PROPERTY?

More often than not, consolidating all of your rental properties with the one agency can save you time and money. Please feel welcome to telephone our agency and speak with your property manager about how we can assist in facilitating this process on your behalf.

## SUDOKU COFFEE BREAK

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

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### 17 SOUTH STREET, ROBERTSON

Price Guide: \$670,000 - \$690,000

4 Bedrooms, 2 Bathrooms, 2 Car

Approximate rent - \$530 - \$550

Contact Sam Simpson on 0409 367 678 or Katie Nicholas on 0434 379 580 for more details.



## TALK TO THE PROPERTY EXPERTS

### BUYING, SELLING & PROPERTY MANAGEMENT

Call us if you are thinking about buying or selling or know of someone who is

### Properties Recently

#### RENTED

Keeping you updated on the local rental market

#### HOUSES

##### Muasdale Lane, Robertson

1 Bed, 1 Bath \$300 pw

##### Railway Parade, Mittagong

3 Bed, 1 Bath, 2 Car \$420 pw

##### Sedgman Avenue, Mittagong

3 Bed, 2 Bath, 1 Car \$470 pw

##### Murchison Street, Mittagong

4 Bed, 2 Bath, 2 Car \$600 pw

##### Thompson Street, Bowral

3 Bed, 2 Bath, 1 Car \$610 pw

##### Edward Street, Bowral

5 Bed, 2 Bath, 2 Car \$1,400 pw

#### TOWNHOUSES/DUPLEXES

##### Suttor Road, Moss Vale

2 Bed, 1 Bath \$280 pw

##### Evans Street, Mittagong

3 Bed, 1 Bath, 2 Car \$440 pw

##### Suttor Road, Moss Vale

3 Bed, 2 Bath, 2 Car \$500 pw

# NEWS Update

We are currently in the process of having every rental property certified for water efficiency by our licensed plumber. Even if your property has been certified before, it will need to be updated. To enable us to charge the tenants water usage, your property MUST be compliant, this is a NSW Office of Fair Trading requirement and a certificate must be issued.