

# CHIT CHAT NEWSLETTER

ISSUE ONE MARCH 2012



## OUR WEBSITE NEWS

After a huge learning curve and the patience and assistance of our Web Designer, Martin French we are poised to 'go live'. We spent many hours deliberating on our inclusions and features to provide you with easy access and relevant information.

## THANK YOU!!

A heartfelt thank you to everyone for the wonderful support and belief you have shown in us. Our Intentions in return, are to provide you with personal service and the expertise to ensure your Investments are Managed to the highest possible standard.

## CHANGES TO THE RTA

There is an amendment Bill before Parliament with numerous changes to the existing RTA. The determination was instigated "in order to provide greater balance between the rights and obligations of tenants and lessors and enhance the clarity and effectiveness of the legislation." We will keep you informed ...



## OPTIMISING CAPITAL GROWTH

**As your managing agent we look to maximize your income, by carefully monitoring rental payments as well as optimizing long-term capital growth through caring about the upkeep of your property and ensuring that you are informed of the features that make your home more desirable to a tenant and add value to your Investment dollars.**

It has become very apparent recently that tenants have been flocking to view homes that offer air-conditioning. Tenant's will pay more for creature comforts and in our current heat wave air-conditioning is fast becoming a necessity. Other features that are in high demand are garage doors, carports are now considered unsecured, security screen doors are often requested too. Reticulation helps the tenant in the upkeep of gardens and a happy tenant will remain in the home longer a good scenario as there is less wear and the costs associated with re-letting are avoided.

## LANDLORD PROTECTION INSURANCE

You have entrusted us with one of your most valuable assets and we would be remiss if we didn't advise you that the inherent risks for Landlords, can be reduced considerably by taking out Landlord Protection Insurance. Unfortunately the best Tenant can become a nightmare and we can't guarantee the human race as much as we should like to, should they loose a job, separate or fall ill. We can manage the legal ramifications under the Residential Tenancies Act however your Insurance will come into its own covering you for loss of rent, malicious and accidental damages and the downtime when recovering a property from a truant tenancy. Of course policies differ and you should always check the Product Disclosure Statement and wording.

## PROPERTY INVESTORS ARE IN A STRONG POSITION TO PROFIT

Pick up any Newspaper or watch the news and you can be sure there will be a feature story, comment or opinion about the real estate market, there are some factors however that remain consistent.

- ◇ Rents are on the increase
- ◇ Sales are slowly recovering
- ◇ Fewer first home buyers are entering
- ◇ Finance is difficult to obtain

