



Do you know what your investment property is worth?

Are you aware of the current value of your property? Do you have equity in your property, which can be utilised to increase your investment portfolio?

A quick call to our office can give you the answers to these important questions.

Work your investment! If you have substantial equity in your current investment/s, often you may not be required to pay any out-of-pocket costs to purchase a further investment.



Ross Lawyers Ph: 07 4779 1111

Specialising in:
Conveyancing, Wills, Estates & Powers of Attorney, Family Law, and Collaborative Law.

Selling a tenanted property The Pros and Cons

If you are looking to sell your investment property, it is important to have an open communication line with the tenant/s during the sale process, as they can often feel like their privacy and quiet enjoyment can be invaded.

If you get a tenant offside, it can cause unnecessary challenges and inhibit your ability to quickly sell the property.

For this reason, it is important that your managing agent is always the first to be notified of your intention to sell the property. The managing agent will have a relationship with the tenant and be in a better position to negotiate inspections and open houses on your behalf.

Just a thought! If a tenant is being difficult with inspection times, you may want to consider offering them an incentive, such as a set dollar reward if the property is sold within a defined period of time. This may motivate the tenant to take extra care in the presentation of the property and allow more frequent inspections, as there will be a monetary reward for them. You may also want to consider reducing their weekly rent for a short period of time to compensate the tenant for the interruption to their privacy.

Being a tenant in an investment property that is on the market for sale can be unsettling and we like to think that as a managing agent we take the time to care for the needs of our landlords and tenants, as without both, we have no business!



If you are thinking about selling your investment property, please feel welcome to contact our office today for prompt, friendly and professional advice.

How does 'Excessive Hardship' affect you and the tenant?

In most States of Australia there are provisions under the Residential Tenancies Act to terminate a tenancy agreement based on excessive hardship.

P.T.O... ▶



Terminating an agreement under excessive hardship is available to the tenant and the landlord.

If either party does not mutually agree to terminate the Agreement, an application will need to be submitted to the Court/Tribunal for the Magistrate/Referee to make a decision.

Then, if the Court/Tribunal is satisfied that the party would suffer excessive hardship if the Agreement is not terminated, it has the discretion to do so.

Each claim for relief on the grounds of excessive hardship under the Act requires consideration of the particular circumstances in each case.

While the Act does not clearly define what is considered excessive hardship, the following may assist in identifying the circumstances:

- A tenant is made redundant or loses their employment and cannot afford the rent
- A tenant is injured, resulting in them being unable to use or freely move around the property – i.e. a second level
- A tenant has a mental illness that requires them to be cared for away from the property
- A landlord is receiving interest payment penalties due to late payments of rent by the tenant
- A landlord has an excessive hardship circumstance arise that requires them to return to their property.

The situations that can arise that are considered excessive hardship can be endless, and each claim would be heard on its individual circumstances.

In all of these scenarios it is important to be aware that the party requesting the Agreement to be terminated for excessive hardship must submit an adequate case and evidence to substantiate the claim.

We want to delight you with our service

Our goal each day is to work towards delighting you with our professionalism and service.

If you feel that you are not receiving the attention, level of professionalism and service from any member of our team, please contact our office so that we can rectify the situation for you.

We want to be known as a company that is full of solutions, not excuses!



INVESTMENT PROPERTIES FOR SALE

Unit - Heart of Hermit Park

Are you searching for a unit that offers great location in Hermit Park, with Schools, Shops, & Hospital within walking distance? Then stop and look at this very well presented 2 bedroom unit with Built-ins, a/c, fans and carpets. Combined a/c kitchen, dining and lounge area, Kitchen features pantry, range hood and ample bench and cupboard space. Separate laundry with dryer. Bathroom features shower/bath combined plus toilet. Fully security screened, plus single carport. This unit is an end unit giving you good privacy. Inspect today it won't disappoint. **\$218,000**

QUALITY DUPLEX - OCCUPY OR INVEST

Just listed is this quality built duplex in a quiet court. Freshly painted exterior and of masonry block construction, each unit boasts 2 bedrooms with built-ins, full split system air conditioning, ceramic tiled floors, modern kitchen and car accommodation. All this situated on 763sqm allotment. **\$415,000**

DI'S CRAZY CORNER

To Maintain a Healthy Level of Insanity

1. At Lunch Time, Sit in Your Parked Car with Sunglasses on and point a Hair Dryer at Passing Cars. See If They Slow Down.
2. Page Yourself Over The Intercom. Don't Disguise Your Voice!
3. Every Time Someone Asks You to Do Something, ask If They Want Fries with that.
4. Put Decaf In The Coffee Maker For 3 Weeks. Once everyone has gotten over Their Caffeine Addictions, Switch to Espresso.
5. Skip down the hall Rather Than Walk and see how many looks you get.
6. Order a Diet Water whenever you go out to eat, with a serious face.
7. Specify That Your Drive-through Order Is 'To Go'.
8. Sing Along At The Opera.
9. Five Days In Advance, Tell Your Friends You Can't Attend Their Party Because You have a headache.
10. When The Money Comes Out The ATM, Scream 'I Won! I Won!'
11. When Leaving the Zoo, Start Running towards the Parking lot, Yelling 'Run For Your Lives! They're Loose!'
12. Tell Your Children Over Dinner, 'Due To The Economy, We Are Going To Have To Let One Of You Go.'