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**NEWSLETTER**

**JANUARY - FEBRUARY 2010**

*This newsletter has been designed to keep you informed on what is happening with the industry and our Real Estate Company*

**From the Directors**

We hope you all had a relaxing break for Christmas with family and friends.

All of us here at Pretti Real Estate had a good break, now relaxed and refreshed; we are ready to be inspired and challenged for this New Year.

We would like to thank all of you for your support throughout 2009. Please be assured of our commitment to provide you with excellent Property Management through 2010 and we wish you all the best for a happy and prosperous 2010!

We trust this year will be promising and successful for all of us!

*Yours Faithfully*  
Len and Melina Pretti

**Inspirational Note**

*“Those who try to do something and fail are indefinitely better than those who try to do nothing and succeed.”*

*Author Unknown*

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**Why do properties remain vacant?**

Our office understands that many investors rely on the weekly rent to meet mortgage repayments. You can be assured that every effort is taken to minimise vacancy periods. Listed below are some reasons why properties may remain vacant for an extended period of time.



**The rent is too high**

The current market and the tenants determine rent. We are constantly researching the rental market to ensure you are receiving the maximum return on your investment. High rents can lead to long-term vacancies which ultimately affects your income. *Sometimes you need to be lenient in regards to the advertising market price so that a tenant with good rental history can be found for your investment property.* Today, the majority of people looking to rent have a budget; although rents have skyrocketed within the past 6 months keep in mind that the correct market price NOT overpricing your property is the best option when finding a suitable tenant.

**Poor Presentation**

It is important that the property is maintained in a satisfactory and well-presented condition to attract the same quality of tenant. A tenant will often have a choice between a few properties, so ensure your property is in good condition so that a worthy tenant can be found.

**Accessibility to local facilities and transport**

Often the property can be in excellent condition, the rent is priced at market value and yet it still remains vacant. This could be due to its location. In some cases, Tenants may require a property close to schools, transport and shops.

Every effort is made by our Property Management Team to ensure a good quality tenant is found to suit your investment property.

## **Water Usage**

Remember if you have separate water meters to your property you can charge your tenants water usage. To do this, please fax or bring to the office a copy of both the front and back pages of your water bill within 30 days of receiving it, we will then invoice the tenant. Once the tenant has paid the water bill, this amount will be credited to your statement.

Please note that if you have not yet charged your tenant for water usage, you can only charge them for the last 2 quarters.

### **\*\*PLEASE NOTE\*\***

We can also pay your council & water rates & Insurance policies free of charge, contact your Property Manager for more details.

## **REBATE UPDATE!**

Did you know that the Federal Government is looking to insulate 2 million Australian homes over the next year or so? In December 2009, this Rebate was reduced from \$1600 to \$1200 and some suggest this scheme might end altogether shortly. The Australian Government Department of the Environment are saying that the Home Insulation Program is currently limited at \$2.45 Billion and will continue until 31st December 2011 or until funds have been fully allocated. The \$1200 grant will usually cover all of the cost of insulation for your home, and will save you big dollars ( up to 50% on your heating and cooling costs) If you want to know whether the \$1200 will cover the cost of your home, visit

[www.insulationprices.com.au](http://www.insulationprices.com.au)

Their Insulation Calculator will take around 60 seconds and will provide an instant estimate via SMS. Visit Insulation Prices today to see if you qualify.



## **STAFF UPDATE**

This year we are proud to welcome back Daniel Livancic; a highly respected Property Manager who has been in the Real Estate Industry since 2006. Daniel strives to provide his clients with the best service possible, which has seen many of his past and current clients recommend him to their family and friends. Daniel is currently managing the Liverpool Area and is looking to further expand his portfolio. Contact Daniel at the Fairfield Heights Office



We are also proud to introduce a new member of our Sales Team – Joseph Galluzzo. Joe has been working in Sales in the Sydney West Metropolitan Area for over 5 years. With his strong drive, motivation and passion for Real Estate, Joe aims to accommodate the needs of all prospective buyers and vendors. Call Joe today at the Green Valley Office for some friendly advice or for a free Market Appraisal.

## **Honan Insurance**



If you haven't already got insurance for your investment property, it should be a priority to do so. Honan Insurance Group, underwritten by Allianz Insurance, have over 20 years experience in the development of Landlord insurance packages. If you would like more information relating to renewing or changing your current policy to Honan Insurance, please contact Julian at Honan on (02)9299 0767. Honan's also offers Residential Property Insurance for Landlord Contents Cover, a policy covering contents including fixtures and fittings up to \$50,000, includes deliberate, malicious and intentional damage by the tenant. Residential Property Insurance Policy with Honan only costs **\$300.00 per year** to be fully covered for home contents/loss of rent. Please consider Honan Insurance if you are thinking of changing your policy. We want to ensure you are all covered for all aspects of your investment properties.

## **Rented Properties for January**

2/4 Mead Dr Chipping Norton \$290pw  
8 Jordan St Fairfield West \$350pw  
34A Cuthbert Cr Edensor Park \$275pw  
6 Cahill St Smithfield \$330pw  
95 Brenan St Smithfield \$300pw  
4/94-96 Eton St Smithfield \$450pw  
49/23 Brickfield St Parramatta \$350pw  
9/27-31 Kenyon St Fairfield \$300pw  
10 Kingfisher Ave Hinchinbrook \$430pw  
160 Blacktown rd Blacktown \$320pw  
1/7 Altair pl Hinchinbrook \$430pw  
87 Roland St Bossley Park \$400pw  
11/7 Altair pl Hinchinbrook \$430pw  
9/11 George St Liverpool \$250pw  
3/34a Delamere St Canley Vale \$175pw  
14 Dale Ave Liverpool \$280pw

4/45-47 Bossley rd Bossley Park \$395pw  
10 Kingfisher Ave Hinchinbrook \$430pw  
1 Firth Ave, Green Valley \$480pw  
24 Mornington Pl, Hinchinbrook \$420pw  
77 Oliveri Cr, Green Valley \$370pw  
6/7 Homestead Rd, Green Valley \$300pw  
76A North Liverpool Rd, Green Valley \$300pw  
208/21 Bennelong Rd, Homebush \$360pw  
36 Condello Cr, Edensor Park \$390pw  
41 Bundemar St, Miller \$300pw  
4 Gove St, Green Valley \$360pw

