

PROPERTY INVESTOR NEWSLETTER

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Always desire to learn something useful

Sophocles

PROPERTIES RECENTLY RENTED

Crestmead \$360.00
4 bedrooms, 2 bathrooms, double lock-up

Heritage Park \$315.00
3 bedrooms, 2 bathrooms, single lock-up

Springfield Lakes \$370.00
4 bedrooms, 2 bathroom, single lock-up

Boronia Heights \$325.00
4 bedrooms, 2 bathrooms, single lock-up

Marsden \$290.00
3 bedrooms, 1 bathroom, no car

Heritage Park \$370.00
4 bedrooms, 2 bathrooms, double lock-up

VACANCY RATE APRIL 2011 0.7%

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SUBURB PROFILE

HERITAGE PARK



Sought after Heritage Park sits nestled in bushland and has a mix of new and older homes. From courtyard style properties in quiet cul-de-sacs to executive homes on larger blocks within the prestigious Bayliss Rise Estate. The area provides a great family environment and offers bike tracks, children's playgrounds, wildlife corridors and a choice of nearby schools. The local shopping centre is situated on Bayliss Road with the main shopping precinct at Grand Plaza only a short drive away.



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OPEN HOMES & PHOTOGRAPHS ON TENANTED PROPERTIES

When tenants give notice to vacate we discuss with them to allow us to take photographs & hold open homes on the property. Please note that lately we have had many tenants that are not allowing us to take photographs which show their belongings and also not giving permission for us to hold open homes whilst they are still living in the property.

Please note that photographs that include a tenants possessions can only be used if the tenant provides prior written consent, this is also the same for open homes.

This in turn is making it difficult to re rent properties as quickly as we would like to rent them for you. Please keep this in mind if your property becomes vacant and you are faced with this situation.



RENT ARREARS & PAYMENTS TO OWNERS

Recently we have had a small percentage of tenants fall into arrears with their rent payments, we are issuing the Residential Tenancies Authority notices when required.

We understand that this puts strain on our landlords and we try to all we can to ensure this doesn't happen.

Please note that we pay our landlords at mid month (if you have requested this) and all landlords at the end of each month. If you are currently on a end of month payment only and would like to receive both mid month and end of month payments please let your Property Manager know and we will adjust this.

Please remember that if the tenants haven't paid their rent to us we cannot make a payment to you. Also if your property has an account due to a tradesperson this has to be paid before you will receive rent funds.

We can not make payments to owners other than the mid month & end of month runs.