

Newsletter

Publisher: Josey Comerford

July 2017

Calendar of Events

15 August 2017	Mid Month Accounting
1 September 2017	End of Month Accounting

RENTAL MARKET UPDATE

Our agency vacancy rate continues to hover in the low 3%. Today it is at 3.3%. The June Quarterly REIQ Vacancy Rate for Mackay was 4.5% down from the March quarter of 6.4%. Given this we are hopeful that this downturn trend will continue and we will see increases in rent. Should you have any queries, please do not hesitate to contact Josey on 07 4957 7373 or josey@hughreilly.com.au.


REFERRALS ARE REWARDING

Do you have other investment properties we can manage for you? Consolidate them all under our management for consistency as well as other benefits. Or perhaps you know someone with investment Property? If so, please contact Josey on 07 4957 7373 or josey@hughreilly.com.au. We'd be delighted to help and appreciate your referrals!

CAROL CHANNON – PROPERTY MANAGER

We would like to introduce Carol Channon as one of our Property Managers. Many may already have spoken with her as she has been working here in our Agency for the last 5 years. During that time, Carol has gained experience in all facets of the Property Management Business and has taken up the position of Property Manager for PM2.

FACEBOOK PAGE

LIKE us on Facebook to keep up-to-date with the latest happenings in the Property Market and our Local Community. [Find us on](#) 

REGULAR MAINTENANCE THAT PAYS OFF

There is an old adage that spending a penny will save you a pound. And this is particularly true when it comes to keeping your investment property in good order. Taking care of small details will safeguard them turning into bigger more expensive problems in the future. Regular maintenance on your property is like regularly servicing your car. Not only will timely repairs and maintenance keep your property in good order, it will also keep your Tenants happy and less inclined to break their Lease or look for alternative accommodation at the end of their Lease.

- Keeping your property free of water damage – particularly around showers and baths is a big one. Water left unchecked can lift tiles and cause structural damage to walls and floors. If left to spread – it can also damage carpets. Attention to the sealer around the shower cubicle could save you many thousands of dollars in the long run.
- How are the walls looking? Paint wears and gets scuffed and can give the property a dirty, aged look. Repainting every 6-8 years will keep the property looking fresh and enable you to attract better Tenants at a better rent.
- Have gutters and downpipes checked regularly to make sure that they are clear of debris. Blocked gutters and pipes can lead to water damage in the ceiling.
- Have a house wash periodically – this is cheaper than re-painting and will leave the house looking clean and well maintained. Built up grime and dirt on paint will cause it to deteriorate faster and regular washing will prolong the life of your exterior.

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- Have your roof inspected periodically and minor damage fixed. Hail storms can damage roofs in a way that is not easy to detect with the naked eye, but hail can cause significant damage to the roof much like you would if you hit it consistently with a hammer. If the damage is caused by hail – there may be an option to claim repairs through your insurer.
- Check for damage caused by tree roots and shrubs near the property. Roots in cracks can lead to major cracks and be costly to repair. Cracks in driveways or pavements should be resealed to prevent them getting bigger.
- Having the deck treated on a regular basis will keep it in tip top condition and prolong the life of the wood.
- Have wooden doors polished to protect the wood and extend the life of the door.
- Check to see if the Range Hood filter needs replacing. A functional range hood protects the surfaces of your tiles, walls and cupboards in the kitchen.

It's no secret – well maintained homes will attract better Tenants and keep the Tenants you have in your property more mindful of keeping the property in good condition.

Source – Real Estate Dynamics July 2017

WATER SAVING MESSAGE

A leaking toilet wastes water!
Do you have a leak? A constant trickle into the bowl wastes around 9,000 litres a year. To check for this type of leak, simply place a sheet of toilet paper under the rim in the back of the bowl (do this half an hour after the last flush when the bowl should be dry). If the paper soaks up water, you have a leaking cistern and need to rectify same. For more water saving tips visit mackay.qld.gov.au/water

PROPERTY OF THE MONTH

24 Melaleuca Street, Slade Point Duplex \$310,000



Great investment property currently tenanted and located in good area of Slade Point. It has two bedrooms each, main with split a/c and living room side with split a/c. Each duplex has its own designated and fenced back yard. There is a separate laundry in each and a single carport for each unit. One has mixture of vinyl and carpet and the other floor tiles. Both kitchens have been updated. Combined rental income is \$345.00 per week with unit 1 lease ending Nov 2017 and unit 2 ending Dec 2017.

Contact Jim Brown
0427 006 817

RENTAL APPRAISAL: A full rental appraisal is available on request.



ATTENTION LANDLORDS!!

The email address – service@hughreilly.com.au has been created to allow us to deal with landlord queries more efficiently. This address will be monitored by the business partners, so that the job can be allocated to the appropriate officer for immediate attention. This address is also available for any feedback on our level of service. Your satisfaction is important to us.