



Newsletter

Publisher: Josey Comerford

January 2018

Calendar of Events

15 February 2018	Mid Month Accounting
1 March 2018	End of Month Accounting

😄 **SOME THINGS YOU DON'T NEED TO KNOW** 😄
 Women blink nearly twice as much as men

RENTAL MARKET UPDATE

We have enjoyed low vacancy rates for the month of January, (between 2% – 3%) and we hope that this will continue. Most families are now settled into accommodation as the school year has started. Rents as previously mentioned continue to rise, however many tenants are trying to negotiate lower rental increases at the time of renewal.

Therefore, owners will be receiving contact from the friendly Tanya who manages the Leasing Department.

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 an 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!

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 !\[\]\(4f6bf54ae7e4144a72d78316053e412d_img.jpg\)](#)

POOL SAFETY

A property rented with a swimming pool brings with it responsibilities not only on the part of the tenant but also on the part of the property owner.

It's one thing for the tenant to be conscientious about keeping the gate shut, but it's something else entirely that the pool passes the mandatory safety tests.

Property managers and owners should be aware that a property rented with a swimming pool should be compliant and have all the relevant safety certificates.

Before entering into a new or renewed lease for a property with a pool the owner must ensure a pool safety certificate is in effect for the pool.

There are penalties for non-compliance.

Any queries please contact our Maintenance Department.

PROPERTY SAFE NOTIFICATION

You may have already received correspondence from us regarding Property Safe Inspections. These inspections are designed to ensure that your property is safe and to protect yourself from litigation should somebody be injured on your property. These are not compulsory, and you are able to either Accept or Decline them.

Any enquiries, please call our Maintenance Department and speak with Denise or Melissa.

DO YOU HAVE LANDLORD INSURANCE?

If not, contact our office to find out about the benefits of having landlord insurance to cover your investment.



CYCLONE PREPARATION

It's that time of the year again, and whilst we all hope that a cyclone doesn't develop its better to be safe than sorry. Whilst we carry out regular routine inspections we are unable to advise as to the condition of your roof unless it is totally visible from the ground. We would strongly suggest that your roof and gutters be inspected to ensure that they are in good condition for the upcoming cyclone/monsoon season.

EXCESS WATER BILLS AND WHO IS RESPONSIBLE

The cost of water has become a significant feature of the household budget, up there with gas and electricity. (Mostly) gone are the days of hosing down the driveway and leaving the sprinkler saturating the lawn or garden for hours.

So, on what basis is water charged to a rental property? There are 3 options.

The tenant can be asked to pay for the full cost of water consumption only where:

- The property is individually metered
- The property is water efficient
- The tenancy agreement states that the tenant must pay for water consumption

If your property is not yet water efficient and you would like it to be, please contact either Denise or Melissa in our Maintenance Department to organise a plumber to attend.

MAINTENANCE ON ROUTINE INSPECTION REPORT

Please contact the maintenance department at Hugh Reilly Real Estate and advise us of any maintenance or repairs that you wish us to action that are detailed on your routine inspection reports – maintenance2@hughreilly.com.au

PROPERTY OF THE MONTH

26 Kinghorn Street, Eimeo
\$360,000



Great for an investment property! This four bedroom home comes with extras like a spacious family room in the centre of the house with a front lounge room and a separate office. The four bedrooms all have ceiling fans and carpets, three have split a/c and the main bedroom has walk-in robe and ensuite. There is a great patio 4.8m X 5.4m on the north east side of the house. There is a built-in barbeque for entertaining. There is a small green house off the house and in the back yard an 8m X 6m 2 bay shed with roller doors and a personal door. Located in a quiet street with good neighbours.

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.