

## Property Management and You

### *End of Financial Year Process*

With the end of the financial year upon us again, it is timely that we remind you of the procedure surrounding the June disbursement. As per legislation, we are required to disburse to you all funds that are due as fully received on June 30. This means that in order for all electronic transfers to be acquitted, we are required to wait until the 1<sup>st</sup> of July to complete the end of month and end of financial year process, as opposed to this being finalised on the 28<sup>th</sup> of the month. An end of financial year report will be generated for you and a hard copy posted. If you have recently changed your postal or email address, could you please contact our office in order to update our records for you.

Once again, we thank you for your patience during this time and we welcome any feedback you may have with regards to our service.

Regards  
Management

### LANDLORD INSURANCE

Being a landlord can be very rewarding. It can also be stressful.

There's the inevitable maintenance and associated costs that come with owning any property. There can also be issues with tenants.

Appointing a Property Manager is one way of dealing with the risks and stress of owning your own property. However no Property Manager can watch your tenant 24 hours a day, 7 days a week. This is where having specialised Landlord Insurance can provide you with the peace of mind you are looking for.

Insurance that covers you for unforeseen events; like loss of rent, damage caused to your property by the tenants, and theft by tenants are just some of the items covered by Landlord Specialist Insurance.

Claim pay out times differ from insurance company to insurance company. When dealing with the stress associated with having to place a claim, you want to ensure that your claim is attended to in a timely manner. This is why we at Chilcott Real Estate recommend dealing directly with a Landlord Insurance Specialist. A small investment now could save you a lot of stress in the future.

Speak to your Property Manager for more details.

### *Hot property*

### FOR SALE



#### 3/40 Lorna Lim Tce, DRIVER — \$355,000

- 2 good sized bedrooms with A/C & BIR's
- Large open plan living with room to move
- Loads of kitchen cupboard and bench space
- Modern fittings and tiled balcony
- Undercover parking plus a storeroom
- Sensational location moments from CBD
- Rental \$450 per week until Jan 2015 with a happy tenant.

Potential  
6.59%  
Yield

Call Kylie Lynch 0418 828 440

### **Hints and tips - Irrigation**

Tenants are now looking to start turning on their sprinkler systems after a rest period during the wet. Sometimes, this can result in issues arising, perhaps the pipes have become brittle and split or perhaps the solarnoids have ceased up.

We all know with the rising costs of water that this has the potential to cost extra on your next water bill. Did you know that pressure testing your system can be one way of identifying underlying issues early!

**Contact your Property Manager to discuss your options.**

## Palmerston City Council Changes Bin Collection Days

PCC have advised that as of the 30th of June 2014 the collection days for your bins may change.

Below we have included a list of suburbs with the old and new collection days for both the general waste and the recycle bins.

### General Waste Bin Collections

| SUBURB  | CURRENT COLLECTION DAYS | NEW COLLECTION DAYS    |
|---|-------------------------|------------------------|
| Bakewell  | Wednesday and Saturday  | NO CHANGE              |
| Bellamack   | Wednesday and Saturday  | Monday and Thursday    |
| Driver  | Monday and Thursday     | Wednesday and Saturday |
| Durack  | Monday and Thursday     | Tuesday and Friday     |
| Farrar  | Tuesday and Friday      | NO CHANGE              |
| Gray  | Tuesday and Friday      | Wednesday and Saturday |
| Gunn  | Tuesday and Friday      | Wednesday and Saturday |
| Johnston  | Wednesday and Saturday  | Tuesday and Friday     |
| Marlow Lagoon   | Monday and Thursday     | NO CHANGE              |
| Moulden   | Monday and Thursday     | Tuesday and Friday     |
| Rosebery  | Wednesday and Saturday  | Monday and Thursday    |
| Woodroffe   | Tuesday and Friday      | NO CHANGE              |
| Zuccoli   | Wednesday and Saturday  | Monday and Thursday    |
| Unit complexes consisting of four or more units will remain the same with collections occurring on Monday, Wednesday, Friday and Saturday |                         |                        |

### Recycle Bin Collections

| SUBURB   | CURRENT COLLECTION DAYS | NEW COLLECTION DAYS |
|--|-------------------------|---------------------|
| Bakewell   | Wednesday               | NO CHANGE           |
| Bellamack  | Wednesday               | Thursday            |
| Driver   | Thursday                | Wednesday           |
| Durack   | Monday                  | Tuesday             |
| Farrar   | Friday                  | Tuesday             |
| Gray   | Tuesday                 | Wednesday           |
| Gunn   | Tuesday                 | Wednesday           |
| Johnston   | Wednesday               | Tuesday             |
| Marlow Lagoon  | Thursday                | NO CHANGE           |
| Moulden  | Monday                  | Tuesday             |
| Rosebery   | Wednesday               | Thursday            |
| Woodroffe  | Friday                  | Tuesday             |
| Zuccoli  | Wednesday               | Thursday            |
| Unit complexes consisting of four or more units will remain the same with collections occurring every Thursday |                         |                     |

#### A footnote from the Palmerston City Council website:

The City of Palmerston appreciates your patience as we transition to a new and improved waste management schedule. If you have any queries, please don't hesitate to contact Council's Technical Services Customer Service Officers of 8935 9950.

## Tenants! Did you know?

That when sharing a property to rent, you still need to ensure that a FULL week (or fortnights) worth of rent is sent to our office.

The Tenancy Agreement that you sign clearly states that your weekly rent is \$XYZ to be paid in (usually) Fortnightly installments of \$ABC. When paying in sums smaller than the full week, your property paid to date will not move until the FULL WEEK has been received and receipted, this may also have you appearing on the rent arrears list resulting in notices being sent to you.

Some people can take offence to these notices, they are a necessary part of our process in order to bring the matter to your attention AND to protect the owner. If you disagree with the notice there are some steps you can take in order to investigate the matter. Obtain a copy of your current tenant ledger and see if perhaps someone has missed a payment in the household. Checking the ledger against your bank statements/receipts can also be helpful.

We strongly suggest having one person in the household be elected to transfer the money in total or to open a separate account and have the funds directly deposited straight into the rental account.

IF you are having difficulties in paying your rent, or you wish to go through your ledger, please make a time to meet with your Property Manager they are happy to help.

### Market Appraisals:

**We offer all our valued clients free market appraisals on their property. So if you have been thinking of selling in the new financial year or simply would like to know what your investment is worth, why not give us a call.**