

*Because you deserve the best
Professional and Personalised
Real Estate Service*



David Marland

0415 181 181



Rita Casha

0430 553 655



Leonie Barning

0418 211 818

Property Investment Newsletter

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This newsletter has been designed to keep you updated on what is happening within the industry and our Real Estate Office.

Making the right decision!

Real Estate Property managers are often asked for their top tips on what to buy and what to do when buying an investment property. Here's a list of the best from a leading REINSW Property Manager.



Ask yourself 'could I live here myself?'

Any investor should be able to answer yes to that question, even if it is only a small 1 or 2 bedroom unit. If they answer no, then always ask – 'if you could not live there, why do you feel that a tenant should live there?'

Yes, some tenants will lease the property, but the smart investor wants someone who will look after the property, but the smart investor wants someone who will look after the property, pay the rent on time and not interfere with the neighbours peace and comfort. Dirty, dilapidated, rundown accommodation will not attract that kind of tenant.

Unfortunately, some investors still feel that anything is good enough to rent out and that tenants should not expect too much. They buy on the price alone and usually feel that they have made a good investment. Experience says otherwise.

Is it within walking distance of amenities?

A property in a good location will always rent before the property on the main road or a property that backs onto a train line.

Is it in walking distance to a buses or a railway station? Is it an easy walk to a school, pre-school or shops? Does it have easy access to the freeways or major highways?

In a tight, low vacancy market of less than 1% such as currently exists in Sydney, properties lease easily, but in a slow market properties in poor locations on busy roads are always the last to rent. They can sit vacant for weeks, and in some instances months, before attracting a tenant.

Security

Is the potential investment property surrounded by homes with barred windows? If so, this tells you that it is a high crime area. In a normal rental market most prospective tenants will walk away from leasing in such a location.

Whatever the area, investors should, in my opinion, install deadlocks on external doors, put a security screen door on the front door and keyed window locks on all the windows. Tenants should be entitled to at least that level of basic security.

Air conditioners

Air conditioners may be costly items for landlords to maintain, but they can be a necessity, particularly in older homes that can become unbearable in the summer. If, as a property investor, you are particularly budget-conscious, forget the dishwasher, but add the air conditioner. However in more prestigious areas or in properties with higher rents, dishwashers are considered essential as well.

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Tree Work

Summer is the time for owners to assess tree work that might need to be done on their properties:

- Large trees may be harbouring deadwood that can be a danger to tenants, neighbours or structures on the property.
- Trees may have become a danger due to disease or overgrowth.
- Tree roots might be encroaching on lawns or paved areas and creating trip risks or might even damage drains, fencing or foundations if left unchecked.
- Solar systems, air conditioning units and guttering might not function effectively if blocked by overgrown plants.
- Home owners may be preparing to put their properties up for rent and need to make them safe and attractive (and ready for photos) with minimum capital outlay.

As most owners view their rental properties as an investment, of course they do not wish to be faced with the expenses or the inconvenience of damage to the home.

Our property management team have several companies that if you wish to remove a tree that in some cases council permission is required.

Please contact Leonie if you wish to organise a quote. leonie@marland.com.au or rentals@marland.com.au

Other Things to think about!

- ❖ Make sure gutters are cleaned and in good repair.
- ❖ External painting of property or have walls washed down
- ❖ Landlord insurance

Shire News

Sharks 'best' for four years BY BRAD FORREST



With the start of the 2012 NRL season we thought that one of the recent articles in the Leader about our team Cronulla Sharks may be of interest to you.

CRONULLA Sharks captain Paul Gallen has told sponsors and fans that his playing squad are "very well looked after" by the club.

The Test and NSW Origin star said the players even received better treatment than representative players did in some areas.

Despite Cronulla's well-documented financial battles over the years, Gallen revealed at the club's season launch this week that the new-look squad had "no excuses" going into next week's round one.

"We get everything a player needs here at the Sharks," he said, before the players left for a training camp on the NSW central coast.

"We don't miss out on anything. The training, the medical side, massages, ice baths, etc. "Even our vitamins and supplements are supplied, which isn't the case when you are playing in a representative team."

The Sharks' longest serving player still in the game, Gallen revealed he joined the Sharks after watching the 1999 side,

with stars such as Andrew Ettingshausen and Mat Rogers, go close to making the grand final.

"They should have won the premiership, and I wanted to join them," he said of the John Lang-coached Sharks.

"Then we came so close again in 2002. The team we have this year is the best in four years, so I've got really high hopes."

Sharks president Damian Irvine, urging more supporters to become club members, praised the staff who had worked hard the past two years to cut debt, and then rebuild the club's playing strength under coach Shane Flanagan.

Star recruit Todd Carney, described by Gallen as easily the fittest in the club, said he had "never trained so hard before."

The former Raider and Rooster said: "The big difference at the Sharks is the whole squad is one. We do everything together. There's no little cliques like at some clubs."

Ph: 9521 1818 Fax: 9521 4334 email: david@marland.com.au / rita@marland.com.au website: www.marland.com.au

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