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## Property Investment Newsletter

September 2011

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

### Welcome to Leonie Barning!

Marland Real Estate are pleased to welcome Leonie Barning to the Team as Property Manager. Leonie is a licensed Real Estate Agent and has extensive experience in both Sales Support and Property Management and prides herself on offering her clients a Real estate Service second to none. Leonie is currently carrying out periodic inspections so as to familiarise herself with your property.

There is currently a high demand for quality rental properties and top dollar is being achieved. Some of our recent rental achievements have been a 1 bedroom unit at Caringbah for \$330 per week, 4 bedroom house at Como for \$780 per week. 3 bedroom house at Heathcote \$560 per week. 2 bedroom unit at Sutherland \$390 per week. 4 bedroom house at Loftus for \$660 per week.

Both Rita and Leonie will be happy to assist with any of your Real Estate requirements.

### Smoke Detectors!



### **Only working Smoke Alarms save lives!**

In August 2011, the worst residential fire occurred where eleven members of one extended family were killed when the fire ripped through their home in Slacks Creek, south of Brisbane just after midnight. Investigators are still determining if there were fire alarms in the house.



Avoid potentially unsafe fire practices by ensuring all alarms in your rental properties are working and compliant. 1300 Smoke Alarms will conduct an annual maintenance and compliance service, ensuring protection for Landlords and Tenants.

This company offers a *\$59 Pay-As-You-Go* annual service fee locked in for two years. From advising landlords, contacting tenants, collecting keys, right through to replacing smoke alarm batteries. At the change of a tenancy they will also go out and change the battery. This is all for the low annual service fee of \$59 – with unlimited visits.

If the smoke detector is photo electric (battery only operated) and needs replacing or has expired, they will change at a cost of \$30 - \$35 at time of inspection. If the detector is hardwired and is damaged or expired and needs replacing they will offer a quote (approx \$135).

"Enjoy the added protection and confidence that 1300 Smoke Alarms offers. All services are performed to Australian Standards, the Building Code of Australia and Fire and Rescue NSW. We have a simple system that will enable us to start servicing your rental properties within 24 hours of signing up."