

Traps to managing a rental property



Long-term landlords will tell you that a good Property Manager is worth their weight in gold

“Surely it can’t be that complicated?” asked a potential landlord who was considering using a Property Management Service.

Having decided to rent out their property themselves, it wasn’t long before they returned to the Property Management Team to help them get their investment back on track.

In the land of Utopia, renting out property seems straightforward, with every tenant paying their rent on time. The thought of a troublesome tenant is a myth.

Having managed numerous rental properties over the years, our Property Management Team can tell you that the land of Utopia does not exist, and that every cent spent on having a property professionally managed can mean the difference between your investment making a profit or loss.

If you don’t believe me, let’s have a look at three traps do-it-yourself landlords have problems with when it comes to managing tenants:

Firstly, failing to ask for a bond

This is a security deposit held in case the tenant doesn’t meet their obligations in maintaining your property to a reasonable standard, or damages the property.

Like the saying, “You can’t judge a book by its cover,” it can be very easy to misjudge tenants. Often it is found that those who many would consider to be tenants of outstanding character, leave rental properties in a state that resembles the inside of a garbage truck.

Unfortunately, you just can’t tell who will stick by the rules, and who won’t. At least when you have a rental bond in place, when the tenant leaves you have the security of four weeks rent to offset any liabilities created by a tenant.

Secondly, not having a lease

This is a legally enforceable contract which spells out all the terms both the landlord and tenant have agreed to. It is a safe-guard for both the landlord and the tenant.

Without this type of contract, if anything goes wrong and the tenant disputes the claim, it is the landlord’s word against the tenant as to what was agreed upon when entering the tenancy.

The absence of a Tenancy Agreement leaves a landlord open to potentially going down the road of litigation and an expensive solicitors bill, in trying to rectify the problems caused by the misunderstanding between landlord and tenant.

Thirdly, interpretation of Tenancy Laws

Each State is governed by its own Property Management Laws and can change without notice from time to time.

With a proper professional Property Manager on the case, they are always up to date with changes in legislation and how they apply to both tenants and landlords alike.

However if you decide to manage your own property, by the time you can find out changes to legislation it can mean facing fines or penalties simply because you did not act quick enough to make changes.

These three traps are just a few things that need consideration before self-managing a rental property.

If you speak to long-term landlords who own a number of properties, they will tell you that a good Property Manager is worth their weight in gold, freeing them up to enjoy the benefits of their investment without the day-to-day hassles.

To discuss your options when it comes to managing your rental property please give our Property Management Team a call as they are available to help you make the most of your investment.

Your Dedicated Rental Professionals

Our Property Management Team is committed to protecting your investment and obtaining the best possible return.

We are also happy to provide advice on investment property options.

Call us today on 4774 8222 or 4657 2166.



There are so many landlord obligations and detailed compliance laws that self-management of rental properties is fraught with dangers.

Our Property Managers have owned investment properties themselves and are highly experienced experts.



Joanne Currey
Property Investment
Manager



Julie Danswan
Property Investment
Manager



Kimberley Hodge
Property Investment
Officer

Property News

Ideas to help you when you're buying, selling or renting

Quality Property Management Services

ROSSMORE



LUDDENHAM



ELDERSLIE



CAMDEN



At United Realty Your Property Isn't Just Another Number

The team at United Realty are leading the way in providing quality property management services to investment property owners.

Joanne Currey, Julie Danswan and Kimberley Hodge pride themselves on ensuring their clients receive first class care and personal service.

"Your investment property isn't just another number," Joanne says.

All aspects of Property Management are met by United to ensure client satisfaction.

[Continued on Page 3 >](#)

"Throughout this time, you took excellent care and attended promptly to any issues in a very efficient and timely manner, you maintained good communication with us in relation to various issues."

A property owner's comments on United Realty's Property Management Services.

IN THIS ISSUE OF PROPERTY NEWS

- Choosing the right Property Manager
- Quality Property Management Service
- Traps to managing a rental property



© 4774 8222

© 4657 2166

United Acreage & Property Marketing
United Residential & Prestige

Two Divisions...Two Offices...One Great Team!

Acreage, Residential, Prestige & Development Property Sales & Rental Specialists

**Message
from the Principal**

Dear readers,

As we start 2017 it is a great time to review your Property Management arrangements for your investment property (or properties).

In this issue of Property News we take a closer look at Property Management, starting with how to choose the right Property Manager.

What are some of the questions you need to ask when interviewing prospective Property Managers, so you can decide if they have your best interests at heart?

We also have a look at some of the traps of managing your own rental properties, which aren't always obvious when signing up a keen tenant, but can lead to a lot of unnecessary stress later down the track.

If you have a rental property and want to learn more about our Property Management Services, please give us a call today.

Kind Regards,



Edwin Borg
Managing Director, Licensed Real Estate Agent, Stock and Station Agent, Auctioneer, Sales and Marketing Specialist and Justice of the Peace



BRINGELLY: 1/1193 The Northern Road
Phone: 4774 8222
Fax: 4774 8299
THE OAKS: 1/73 John Street
Phone: 4657 2166
Fax: 4657 2761
Email: receptionb@borgpartners.com
Web: www.acreagesales.com.au
www.unitedrealtysales.com.au

Disclaimer Notice: Neither Edwin Borg Enterprises Pty Ltd ATF E & M Borg Family Trust nor Newsletter House Pty Ltd, nor the publishers and editors of articles in this issue, accept any form of liability, be it contractual, tortious or otherwise, for the contents of this newsletter or for any consequences arising from its use or any reliance placed upon it. All the information contained in this publication has been provided to us by various parties. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate.
©Newsletter House Pty Ltd 2017.
P: 02 4954 2100 www.propertynews.info

Choosing the right Property Manager

**Buying an investment property is an important
step forward in your financial future**

It also represents a major outlay that needs to be managed carefully. The right management helps to minimise the risks and maximise the returns associated with your new ownership.

One of the best ways to do this is to employ a Property Manager to help you.

The right Property Manager can take most of the work and worry out of owning and running an investment property, leaving you free to enjoy the financial benefits. Some of the tasks a Property Manager can take off your hands include finding and screening suitable tenants, conducting regular inspections, advising you when maintenance and repairs are needed and organising that work on your behalf.

So far so good. But how do you choose the right Property Manager?

First, make sure you select a Property Manager who is a Licensed or Registered Real Estate Agent. This should ensure that your manager understands Real Estate Law as it applies to rental property.

The right manager will know the importance of keeping your property tenanted so that it continues to generate income for you.

When deciding on a Property Manager, you should check that they already have experience in screening, interviewing and choosing tenants.

A Property Manager who understands this process will have the ability to assess prospective tenants and check their references before entrusting them with

your property.

It's also important to feel confident that you will be able to communicate with the Property Manager you choose. A manager should be prepared to keep you fully up to date in relation to matters affecting your investment property. In turn, you should know that your Property Manager will be easy to contact and approachable whenever you want to discuss anything about your property and tenants.

Don't be afraid to ask questions when you are assessing the person who will be managing your investment property.

In this way you'll both know where you stand and can work together to make a success of your investment.



Acreage, Residential, Prestige & Development Property Sales & Rental Specialists

Quality Property Management Services at United Realty

Continued from Page 1 >

United Realty not only ensure properties are maintained and profitable but also have a zero tolerance arrears policy and are proud of their low vacancy rates.

Joanne says that a combination of good communication, an eye for detail and the use of the latest technology puts them ahead of the rest.

United are a rare combination of a modern company with a handle on technology who also provide good, old-fashioned service.

Testimonials are the best gauge of how well any company are doing and United have many satisfied clients willing to sing their praises.

Jenny Lane owns a property in Orangeville and is thrilled with what United have done for her.

“Julie was very thorough, friendly, competent and direct with all my questions ... This made the entire process very quick and easy for me.

“I also felt at ease that she would keep a good eye on the maintenance and future care of a loved asset and I would

Mount Hunter



Douglas Park



recommend her services in the future,” Jenny said.

Also satisfied was Sushil Anand, who said he would recommend the services of United after a successful relationship with them.

“Throughout this time, you took excellent care and attended promptly to any issues in a very efficient and timely manner, you maintained good communication with us in relation to various issues ...” Sushil said.

It’s not just the property owners but also the tenants who feel United take great care of them. David and Jessica Pennington were first time renters in

a home in Rossmore and could not be happier.

“Julie is the ultimate professional ... Julie helped us through the process and ensured that we were moved in as soon as possible with minimal stress.”

If you are looking for a Property Manager for your investment property then you should contact the team at United. One of their helpful team members will be happy to discuss your situation and help you through the process.

With United on board doing all the hard work, you can sit back and relax knowing your investment is in the best hands.

Serving Sydney South-West and Beyond Since 1986



Two Divisions...Two Offices...One Great Team!



Our Award Winning Sales and Marketing Team

OWNERS DELIGHTED, SOLD BY UNITED!