



RE/MAX Success

Property Management Team

200 Hume Street Toowoomba Qld 4350

Phone: 07 4638 6115 Fax: 07 4638 6111 Email: service@remaxsuccess.com.au



REAL ESTATE

Update

RE/MAX Worldwide: Offices: 7,459 Consultants: 113,804 Countries: 100+

SEPTEMBER 2017

BARCLAYS RISK MANAGEMENT FEE UNCHANGED

For the vast majority of Landlords who currently subscribe to a Barclay MIS Risk Management Plan, we are pleased to advise that there will be no increase in your subscription when it falls due in November.

Your subscription will remain at \$66 including GST per annum for RE/MAX clients due to the sheer volume of business managed by our office.

The Protect & Collect Plan (formerly Barclay MIS Basic Plan) has been the bench mark and the foundation that Barclay MIS has built its services on. The original and, still today, most successful debt recovery product in the real estate industry, the Protect & Collect Plan still offers market leading services that deliver fantastic results to Landlords & Agents. Included in Protect & Collect you receive, but are not limited to:

- Debt recovery on all outstanding rent or any damage to the property;
- Free removal & storage of tenant's goods at eviction;
- Free legal advice on tenancy matters; and
- Much, much more!



BARCLAY MIS

Unless otherwise instructed in writing (before Friday 27th October 2017), **our office will automatically debit the renewal subscription for members of a Barclay MIS Plan** currently held for each investment property.

Barclay MIS has recovered MILLIONS from defaulting tenants on behalf of Landlords just like you, who subscribed to the Barclay MIS Landlord assistance plans. Regrettably circumstances where 'good tenants turn bad' fall into three basic categories beyond our control – ill health, loss of employment & relationship breakdown. This risk management plan is a fantastic addition to complement Landlord Protection Insurance.

If you are not presently a member and would like more information on the **Barclay MIS Group of Companies Risk Management Plans**, please contact the Barclay team directly on 1300 883 916 or visit the website www.barclaymis.com.au. RE/MAX receives no remuneration or fees for this service and it should be noted this risk management plan does not replace the need for Landlord Protection Insurance policies.

A debit of \$66 including GST per property will appear on your November rental statement.



September Rental Market Review

Serviced **1,072** Unique Tenant Enquiries Conducted **248** Inspections

Processed **93** Tenancy Applications Leased **55** Properties

With an abundance of rental accommodation on the market, we are continuing to work with our revised marketing initiatives & specialised Leasing Team dedicated to matching quality tenants to properties to maximise leasing opportunities in the quickest possible time, 7 days a week.

We are pleased to report we had a strong month converting enquiry & we're sitting just on a 2% vacancy rate! With more choices, pricing and promotion remains critical. Understand, our professional Property Management team will be conservative in respect of rental pricing with the understanding that you can't bank vacancies!



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Successful Agents Make the 2017 A-List

Four RE/MAX Success agents were named this month in the real estate industry's A List, a celebration of Queensland's elite real estate professionals.

Daniel Burrett, Melita Bell, Jacqui Walker & Justine Dill are officially recognized by the annual listing as among the top 1% of sales performers in the state.

The A-List is said to be completely non-self-nominated, making its recognition of winning agents unique.

"The A-List compilers assess registered salespeople in Queensland based on 3 criteria: the number of sales, value of sales & number of listings from the previous calendar year, relevant to their individual markets - to produce a list of the top 150 sales agents in the state."

Our aim at RE/MAX Success is to provide 'Above the Crowd' service and a wealth of experience so our clients profit from our knowledge. We are exceptionally proud of our team & thrilled to have four outstanding agents on the A-List this year.

Melita, Jacqui, Justine & Daniel are true professionals who have proven track records and deliver a premium client experience.

The success of our dynamic sales team at RE/MAX Success is further evidenced by number 1 rankings on www.RateMyAgent.com.au which names our team as the most recommended agency and the agency with the most sales in the last 12 months, as well as the agency with the highest number of current properties to sell. RE/MAX Success proudly holds the highest percentage of market share in the Toowoomba Region – so it's no wonder so many of our sales team are recognized on the elite A-List.

Mercedes Benz Brisbane & data provider, Pricfinder, sponsor the A-List, which is now in its fifth year.



Be Sure To Prepare!

With the warmer weather and summer months, comes heavy rain and storm activity. We should all be prepared for this with our investment properties. Preparation is the key!

Our qualified RE/MAX Property Managers will be paying attention to risk management maintenance at all properties during routine inspections over the next few months. Where appropriate, recommendations will be made to assist in reducing your exposure to potential property damage & subsequent insurance claims.

In particular, special attention will be paid to trimming of trees, clearing gutters and ensuring loose materials that may become wind blown hazards such as outdoor furniture, building materials, children's play equipment and garden debris have been taken into consideration and secured as well as possible.

From our experiences, we strongly recommend Landlords that you not only familiarise yourself with your policy, but that you keep your insurance policy documentation on hand for quick reference in the event of an insurance claim or a disaster. Over the past couple of years, we have experienced a number of unnecessary delays in this regard which hampered the recovery / clean up processes.

SAVE • THE • DATE

Saturday 4th November @ Sundown

Make-A-Wish Movie Under the Stars

Email with details to follow – gold coin entry!

RE/MAX Investment Property of the Month!



7 Noela Street, South Toowoomba – Offers Over \$379,000
www.remaxsuccess.com.au

Dual Income Opportunity!

- Quality brick duplex
- Combined 2 bedrooms with built-ins
- Modern kitchens with electric cooking
- Polished timber flooring
- Bathroom with shower and toilet
- Single lock-up garage per unit
- Fenced communal rear yard
- Potential 6.2% return (\$445 pw rent)

The Daniel Burrett Team – 0428 717 770