



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+

DECEMBER 2017

Now this is exciting... RE/MAX welcomes TREVOR MANTEUFEL

We have always prided our team on delivering exceptional results for our clients – with both property management and sales services. And with another amazing team member joining our sales force, we know we'll keep delivering!

Trevor Manteufel is a truly fantastic guy, who has an extremely credible reputation with over 16 years experience selling real estate in Toowoomba and local surrounding areas.

Trevor is relaxed, approachable and confident – he always delivers a high level of service, listening to his clients needs and making the sale process a positive and worry-free experience.

Looking for integrity with experience? Call Trevor anytime 0407 610 818



2018 is HERE... New Year, New Challenge – We're Ready!

This past year we have continued to experience a steady rental market, as we forecast. We have continued taking proactive measures with our dedicated Leasing Team, including offering inspections of rental homes from 7am to 7pm to capture as much tenant enquiry for our properties as possible.

We've had fantastic feedback from the public and believe these types of innovative strategies have helped us to maintain a lower than average vacancy rate for our area – presently just 1.42%; and we've managed also to reduce the average vacant days on market, despite a large selection of properties being offered for rent and tenants having greater choices.

That said, rental increases in many instances may not be sustainable in the short term based on supply and demand. As Landlords ourselves, we understand the importance of maximising your return. We realise you can't bank vacancies and appreciate both holding and compliance costs continue to rise. When discussing our recommendations with you, we always consider these factors to provide you the very best advice.

The next quarter to Easter is traditionally our busiest period with relocations so we are optimistic of securing good tenancies conditional upon competitive pricing and good presentation. All RE/MAX team members are primed for the hectic and challenging months ahead. Our office will continue to open 7 days a week and work extended hours to capitalise on opportunities in securing quality tenants.

Are you keen to add to your portfolio, or know the new value of your current investment portfolio? Our growing #1 Sales team is ready to assist – just contact Katie or your preferred Property Manager and our team will action without delay! Let's make 2018 an amazing year for you, your family and your investments!





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



DECEMBER 2017 Page 2 of 2



*We all join in wishing you & your family
a very safe and prosperous New Year!*

*We look forward to your continued
support throughout*

2018

Vacancy Rate Just 1.42%

In December, we serviced 1,476 enquiries and met 413 people looking for their next rental property – 65 found their new home.

SHOULD I ALLOW A PET?

This is one of the most topical issues pertaining to Management & General Tenancy Agreements.

Australia has one of the highest rates of household pet ownership in the world, with 62% of households having a pet. In Queensland 39% of households have a dog, 24% have a cat and 12% have both.

Most families in modern society have a pet – it's part of educating children about love, care, companionship and responsibilities. The term 'fur baby' has been used to describe this phenomenon with both the Oxford English and the Macquarie Dictionaries admitting the term to their pages in 2015.

Dismissing this as a passing fad would be denying the fact that there is clear and present demand for pets as part of a household. Given the demand for pet friendly premises, it's surprising that only about 10% of Queensland's rental properties allow pets. While there are no hard and fast statistics available, it's estimated about 30% of pets are surrendered to the RSPCA because of their owners' changed living arrangements, which includes moving into rental properties where pets are not allowed.

A Landlord's greatest concern permitting a pet, is the potential for property and/or yard damage to occur as a result.

A professional Property Manager will ensure there is a special condition forming an Annexure to a General Tenancy Agreement to protect the interests of the owner & it is usually recommended that pets not be permitted inside the home, unless they have references to demonstrate their suitability or they are specially trained to assist with a disability. Registration of the dog or cat with the Local Authority will be required prior to occupancy.

The Tenancy Agreement should clearly enforce it is the Tenant's responsibility to rectify any damage caused by their animal to the premises including lawn and gardens at the Tenant's cost, should any arise.

A Property Manager will regularly inspect the premises and quickly be alerted if there has been any breach of the Tenancy Agreement which may result in the immediate removal of the animal from the property, as outlined in the special condition. Upon vacation of the premises, a professional pest control company must carry out internal & external flea fumigation, at the Tenant's expense. The Landlord / Agent will also reserve the right to enforce a deodorisation of the property if deemed necessary.

Over our past 19 years managing residential tenancies, it has been our experience that most people are responsible pet owners who fulfil their obligations, without issue. Pet friendly homes also attract tenants faster!

RE/MAX Investment Property of the Month!

Quality Brand New Units & Townhouses



Units 1, 3 & 6, 20 Gostwyck St, Newtown - From \$299,999
www.remaxsuccess.com.au

- 2 built-in bedrooms, townhouses with bonus office
- Stylish kitchens with stainless steel appliances
- Open plan living & dining areas
- Striking designer bathrooms & ensuites
- Relaxing entertaining areas
- Quality finishes including air-conditioning
- Remote lock-up garages
- Unit 1 & 6 rent appraised at \$360 weekly
- Unit 3 appraised at \$320 weekly
- Body Corp Fees \$770 per year

Jacqui Walker – 0419 648 026