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ISSUE
DEC – JAN
2023

THE INVESTOR

SEARCHING FOR TRADESPEOPLE... TRY OUR TOP TIP AND GOOGLE PAGE 2 or 3

As your managing agent, one of our responsibilities is to source credible tradespeople who are licensed and insured to perform work at your property.

However, we have noticed that it is becoming more challenging to source good quality tradespeople, especially quote requests.

This is due to new building work approvals around the nation, a labour shortage, and increased building insurance claims across most cities because of adverse weather conditions.

Often it can seem like a long-term waiting game to have a tradesperson attend to maintenance, repairs, and quote requests. However, there is a second option.

When searching online for services (i.e., Electrician), we tend to click on Google's page one. These search listings usually take you to businesses and companies with the finances to pay for ads or who can afford SEO placements.

By thinking outside the box, we have discovered that if you click on page two or three of your search, you will find many smaller family-type businesses waiting for your call.

The next time you search for a service online, consider clicking page 2 or 3 on the bottom of your Google page or conduct a search of the business type using the Yellow Pages.



WHAT ARE THE TOP #5 TIPS THAT CAN DEVALUE YOUR PROPERTY?

If you are considering selling your property in 2023, here are our *Top #10 Tips* that can devalue your property:

1. Loud colours, quirky décor and period style furniture – Keep the tones throughout neutral so potential buyers can imagine their style when viewing the property.
2. Poor presentation and too much clutter – De-clutter the property of too many personal items and effects, such as excessive appliances on benchtops, photos, or bulky large furniture items. Keep the presentation simple and neutral as well. Consider engaging a property stylist to assist with the presentation.
3. Curb appeal – There are no second chances for a first impression. Take the time to stand out the front of the property to see what a potential buyer would see. If you don't create an inviting curb appeal, buyers might not even inspect. It can be as simple as painting the front door, hosing down the external walls and driveways or even painting the property. Clear the yard of debris and unwanted items, fix fences, spruce up the gardens, fertilise the lawn or buy a new house number, to name a few.
4. Odours – It is essential to take the time to focus on any unusual smells in the property. These can be pet odours, left-over cooking scents or unwanted musty and mouldy smells. Before any inspection with potential buyers, you may like to consider a deodorising treatment, burning fragrance oils, or baking a cake to create a more pleasant experience.
5. General cleaning, repairs, and maintenance – Take the time to walk around the property and ask yourself, "*What is something small I could do to improve this room*". Consider painting stained grout, replacing cupboard handles, sugar-soaping walls, and an all-over clean from top to bottom of the property.

If you need assistance preparing a property for sale, please get in touch with our friendly team, who can guide you through the process. **P.T.O.**

GET READY FOR 2023

PREVENTATIVE MAINTENANCE | DON'T GET CAUGHT

Maintaining an investment property can often be overlooked when we get busy.

Following is a checklist outlining necessary preventative maintenance checks and inspections that must be undertaken once a year to protect you and your investment property:

CHECKLIST *

- Dishwasher and washing machine hoses are to be inspected to reduce pipes from bursting and property damage.
- Roof capping, tiles, sewer outlets and gutters are to be inspected, maintained, and cleaned to reduce roof leaks and property damage.
- Internal and external mould build-up is to be cleaned to reduce health issues and property damage.
- Air-conditioning units and filters are to be serviced and cleaned to reduce mould and dust build-up and increase efficiency.
- Termites and pest inspections are to be carried out to reduce property damage.
- The hot water system to be inspected, and services to maintain potential broken valves, calcium build-up and leaks.
- Smoke alarms & safety switch testing to reduce property damage and potential loss of life.
- Solar panels are to be serviced and cleaned for efficiency
- Rainwater systems must be inspected to ensure mosquitoes are not breeding and that all water-flow drainages are clear.
- The swimming pool pump is to be inspected for leaks and efficiency.
- Gas & Electrical appliances are to be inspected for safety, leaks, and efficiency.

Don't get caught. Get smart. As a property investor, you have a duty of care, being a moral or legal obligation to protect and look after your property and the safety of tenant/s. Failure to maintain the above can result in personal injury or insurance claims being denied should damage or injury occur at the property.

* General overview only

10 MOST POPULAR NEW YEARS GOALS

IS ONE OF THESE YOURS + A BONUS?

1. Spend more time with family/friends
2. Exercise more/weight lose
3. Help others
4. Quit smoking
5. Enjoy life more
6. Set new goals
7. Learn to make healthy dinners
8. Get out of debt
9. Learn something
10. Travel
11. Establish a budget

RENT ARREARS IS OUR NO #1 FOCUS

December/January can be trying months for rent arrears.

With Christmas comes presents, with presents comes spending, and with spending comes no money, resulting in tenants overlooking their rental payment commitments.

No matter how much we pursue the tenants, it is inevitable that some tenants will fall into arrears.

As we both know, rent arrears is unacceptable and a clear breach of the tenancy agreement. However, we must be mindful that many tenants and landlords experience short-term hardship at this time of the year.

If your tenant/s fall into arrears, you can be assured that the appropriate notices will be issued in accordance with legislation while also having compassion for both parties' situations.

From our family to yours, we wish you a wonderful Christmas and a very happy and safe New Year.

Our team will be enjoying a well-deserved break and will be closed from **Friday 23rd December at 5.30pm** and re-open **Tuesday 3rd January at 9am**

Repairs and Maintenance

For **URGENT** matters, please call **0488 007 036**

Your renters have been notified that they can advise of urgent matters relating to repairs and maintenance to one of our on call Property Managers.

Rental Payments and End of Month Disbursements

Rent will continue to be received throughout this period and arrears monitored.

Your end of month disbursement will be conducted on Tuesday the 3rd January.

If you have any questions please feel free to give us a call.

Enjoy the holiday season,

From *Kaan, Melodi, Georgia, Joelle, Molly, Bella, Jacinta, Rob, Chiles, Christie & Leanne*

YOUR PROPERTY MANAGEMENT TEAM

SUDOKU COFFEE BREAK

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