

May  
2018

# Harcourts Choice

Bringing you the latest news, facts and figures from the world of Australian Real Estate

## DIY Management? Why it's just not worth it!

Managing a rental property may appear simple – collect renting rent and arranging repairs? Easy! But the reality is much more complicated. Marketing, screening, finding high quality tenants, bond collection and distribution, monitoring the condition of the property, inspections, lease addendums and renewals, rent reviews and increases, account managing, sourcing trades, terminating leases, evictions... Using a professional who knows exactly what they are doing is vital for the protection of your property, and of your sanity!

Unless a property investor has a comprehensive understanding of the Residential Tenancies Act, you are placing yourselves at a dangerous disadvantage by managing a tenancy. Sure, you could collect your own rent, but do you know the terms and associated timeframes for access to a property? Do you know your rights and the steps you need to take if a tenant falls behind in rent? An in depth working knowledge of the tenancy legislation protects you from control of possession, protects the condition of the property and ensures correct funds management once a lease is signed.

A competent Property Manager can add significant value to your investment, which is why many seasoned real estate investors will tell you that a good management team is worth their weight in gold! Typically, property managers charge a percentage of the rent as a fee for the complete property management, and a separate fee for leasing the property. These fees are tax deductible and well worth it to ensure that your investment, and the income that it generates, is protected.

Of course, these results can only be expected if a management team is competent, trustworthy and a good fit for your property. A poor choice in management can bring headaches of its own! Harcourts Choice are a highly skilled management team and can assure you that as we are a smaller boutique department, you won't get lost in the system.



Investment property causing you stress?  
Let us take care of it for you!

Call 9722 9966 to find out just how easy a management change can be.

# Events Calendar:

**Saturday's & Sundays through May: Disney Sing Along**  
Reading Cinemas Chirnside Park - 10am Every Weekend

**Saturday 5<sup>th</sup> – Sunday 6<sup>th</sup> May: Kellybrook Cider Festival**  
Kellybrook Winery, Wonga Park

**Sunday 13<sup>th</sup> May: Mother's Day Classic**  
Lilydale Lake – Walk for Breast Cancer 8am – 12pm

**Saturday 19<sup>th</sup> – Sunday 20<sup>th</sup> May: Running Festival**  
Great Ocean Road, Lorne and Apollo Bay

**Sunday 20<sup>th</sup> May – Million Paws Walk**  
Albert Park Lake, Albert Park 9:00am – 2:30pm

## Important Dates in May:

6<sup>th</sup> May – Starlight Foundation Day

8<sup>th</sup> May – World Red Cross Day

13<sup>th</sup> May – Mother's Day

23<sup>rd</sup> May – Official Biggest Morning Tea Day

26<sup>th</sup> May – National Sorry Day

29<sup>th</sup> May – White Wreath Day



## 1 x Free Pizza

Take this voucher into the friendly team at Original Joes Croydon to claim your free large pizza, dine in only.



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Present this referral flyer in our Croydon store for up to

**50% OFF**  
Regal Range RRP

\*conditions apply see, in store for details



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## Harcourts Choice

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