



PROPERTY MANAGEMENT NEWS

Hi Everybody,

We are still experiencing a busy time with lots of enquiries from prospective tenants. January was our busiest month with good quality homes going very quickly.

Tenants are wanting well maintained properties with secure garaging and heating.

Good schools zones are also a high priority. We are still short of mid priced properties between \$340-\$380 per week rental.

Investments Property Seminar

Please find attached an invitation to our presentation for a property investment for lifestyle and retirement goals.

Power Company

A final reading is completed by the power company when the tenant vacates the property. The power stays connected for a further 2 weeks. Should the property remain vacant after this time the power company will send out a card to the address to advise that they are disconnecting the power unless action is taken. If disconnected, when the tenant connects the power in their name, they are charged a reconnection fee. This is then passed onto the owner as the tenancy act states the landlord is not to interfere with the gas, water, electricity or telephone supply. To prevent the power from being disconnected it is the owner's responsibility to register their name with the power company. It is recommended to do a final power reading on the day the tenant takes possession.

JANUARY STATISTICS - 2010

1	\$180	\$173-\$190	0
2	\$250	\$250-\$280	18
3	\$300	\$270-\$340	38
4	\$380	\$350-\$417	15

Landlords and Investors news...

Winter Maintenance

Now is the time to organize chimney cleaning before the winter months arrive. This is a requirement of your household insurance if you have a fire in your property. Call us to arrange for this to be done.

Smoke Alarms

We are asking tenants to check the batteries in smoke alarms as part of our inspection maintenance. If they need to be changed, this is the tenant's responsibility and they are made aware of this.

Crime Rate Rising

There has been an increase in burglaries across the Franklin area. We are experiencing break-ins on vacant properties and along with cylinders being targeted, stoves, curtains and other chattels are also being taken. Owners need to check with their Insurance Company to ensure their policy remains in effect if the property is vacant for any length of time.

Rent Reviews

Rent reviews for tenants who have not had an increase for awhile have been sent out, and these will take effect in April. Please call if you would like to discuss your property and a possible increase.

Management Drive

We are currently looking for good properties to add to our portfolio. If you know any friends or family who have a rental property or are thinking of buying a rental, call us today and we would be happy to discuss our management service with them.

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