



Mandurah Estate Agency

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PROPERTY INVESTOR

NEWSLETTER

AUG –
SEP 2016

This newsletter has been designed to keep you updated on what is happening within the industry and our real estate agency

“The purpose
of a
BUSINESS
is to create a
customer
who creates
CUSTOMERS”

EXPANDING YOUR PROPERTY PORTFOLIO

Expanding your property portfolio and wealth can be easy if you have equity in your current property/s.

Do you know if you have equity in your property/s?

We are here to assist and support you with your property wealth creation plans.

Contact our agency today for an obligation free sales market appraisal to find out what your property is worth.

You could be surprised to find out that you can purchase an additional investment property with no upfront costs or financial outlays.

*sales valuation may differ from bank valuation. Our sales valuation is only a guide.

COMMUNICATION AND KEEPING YOU UP-TO-DATE

Managing and caring for your investment property is our number one priority in everything we do each day.

Undertaking this task involves a wide scope of activities such as advertising and marketing properties, prospective tenant inspections, administering bonds and prescribed notice forms, rent receipting and disbursements, following up late rent payments, renewing tenancy agreements, processing insurance claims, liaising with body corporates, coordinating maintenance, debt recovery, tribunal/court representation, preparation of paperwork, rental increases, mediating disputes, final vacate management and end of month accounting, just to name a few.

There is never a dull moment in the day of a property manager.

While managing the day-to-day tasks it is equally important that we have an open communication with our tenants and landlords to ensure that all parties are kept informed by way of a telephone call, letter, SMS or email.

As you can appreciate some days can be busier than others, which means, we can have periodic increases in the volume of telephone messages and emails to action. It is our intention to respond to everyone by the close of business. However, if this is not possible we will let you know.

We do understand that most people like quick action, results and responses and this is equally important for landlords responding to our requests.

Areas of importance are taking approval instructions from owners on tenancy applicants, tenancy renewals, rental increases, maintenance and the issuing of notices. If you are contacting our agency with your instructions and a property management team member is out of the office conducting inspections, please leave a detailed voice message once our receptionist transfers you through to avoid the business game of back and forward telephone messages.

If you have any specific instructions that you feel we may not be aware of please take this opportunity to email and let us know.

And finally, if you are going on holidays or have changed your contact details, please let us know in writing. It is important that we are always able to take instructions from owners regarding the property, especially in emergency situations.

We are focused on maximising your rental income and optimising your capital growth

BEWARE OF ONLINE FRAUD SCAMS

According to the Australian Federal Police, the term 'online fraud' refers to any type of fraud scheme that uses email, web sites, chat rooms or message boards to present fraudulent solicitations to prospective victims, to conduct fraudulent transactions or to transmit the proceeds of fraud to financial institutions or to others connected with the scheme.

Online fraud is a billion dollar industry preying on naive and trusting people.

SOME SIMPLE TIPS

If it sounds too good to be true, then it probably is

Avoid emails that state they want to refund you money and then request details

The age old saying, "Don't talk to strangers". It is a full time business worldwide to randomly connect with people, develop relationships with the end goal (that can take months or even more than a year) to extort money

Avoid emails from banks, PayPal and other institutions that state they need to update details, accounts with be closed or an authorised person has accessed your account

The fraudulent emails look real. They use the company's logo and at a glimpse the email address looks real

The next time you receive an email requesting personal information take a closer look at the email (Eg. info@_cba.com.au or service@ip.paypal.com looks like cba.com.au or paypal.com, but there will always be a couple of symbols or letters before the name.

Don't get caught. Protect your wealth.

HAVE YOU FORGOTTEN ABOUT A BANK ACCOUNT?

There are a large number of bank accounts that have not been accessed.

Visit www.moneysmart.gov.au and search 'unclaimed money'.

Good luck.

SUDOKU COFFEE BREAK

Every row & column, and 3X3 box, must contain the numbers from 1-9. Good luck!

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			2	8	9			
5			3		7			9
	8	5		2		9	6	
	3		9		8		5	
	6	1		7		2	8	
8			6		2			7
			7	3	4			
		7				1		

NEWS Updates

Sad Farewells

We are extremely sad to say goodbye to two of our highly regarded and much loved team members this month.

Jenine Gospic has been with our Company for 6 years as a valuable Property Manager. She has recently become engaged and will be relocating down south to embark on new adventures.

Kym Bullen has also been with our Company for a number of years. Her dedication and hard work in assisting the PM Department will be missed.

We would like to wish both ladies the very best.

TALK TO THE PROPERTY EXPERTS

BUYING, SELLING & PROPERTY MANAGEMENT

Call us if you are thinking about buying or selling or know of someone that is

HOT PROPERTIES FOR SALE!



8 African Crescent, FALCON
\$375,000

Brody Harris 0499 994 156



10 Wanill Street DAWESVILLE
Offers from \$349,000

JON KENNY-LEVICK 0428 428 769



3 Flintham Way, ERSKINE
Offers over \$339,000

JON KENNY-LEVICK 0428 428 769



2/44 Perseus Road SILVER SANDS
Offers from \$219,000

ROB BLAZIC 0434 465 613