

## Investment Report December 2018



Bev Park

Emma Morphet

Holly Gay

### Bev's Blurbs

#### Consistently...

Through **consistency** in our approach and service level with processing new leases and lease renewals we have secured 69 signed leases since September, with 81% of Tenants in fixed term leases.

With **consistency** in reviewing market rents and availability of rental homes, we are also able to guide our Clients through the rent review process and provide suggestions with relation to rent increases for periodic and fixed term leases as they come due for renewal.

We **consistently** (daily) review tenancies in arrears, from day 1, reminding them of their obligation to pay rent by due date.

We conduct Routine Inspections as they fall due and consistently report to our Clients, providing pictorial and written reports of maintenance and upkeep of the property.

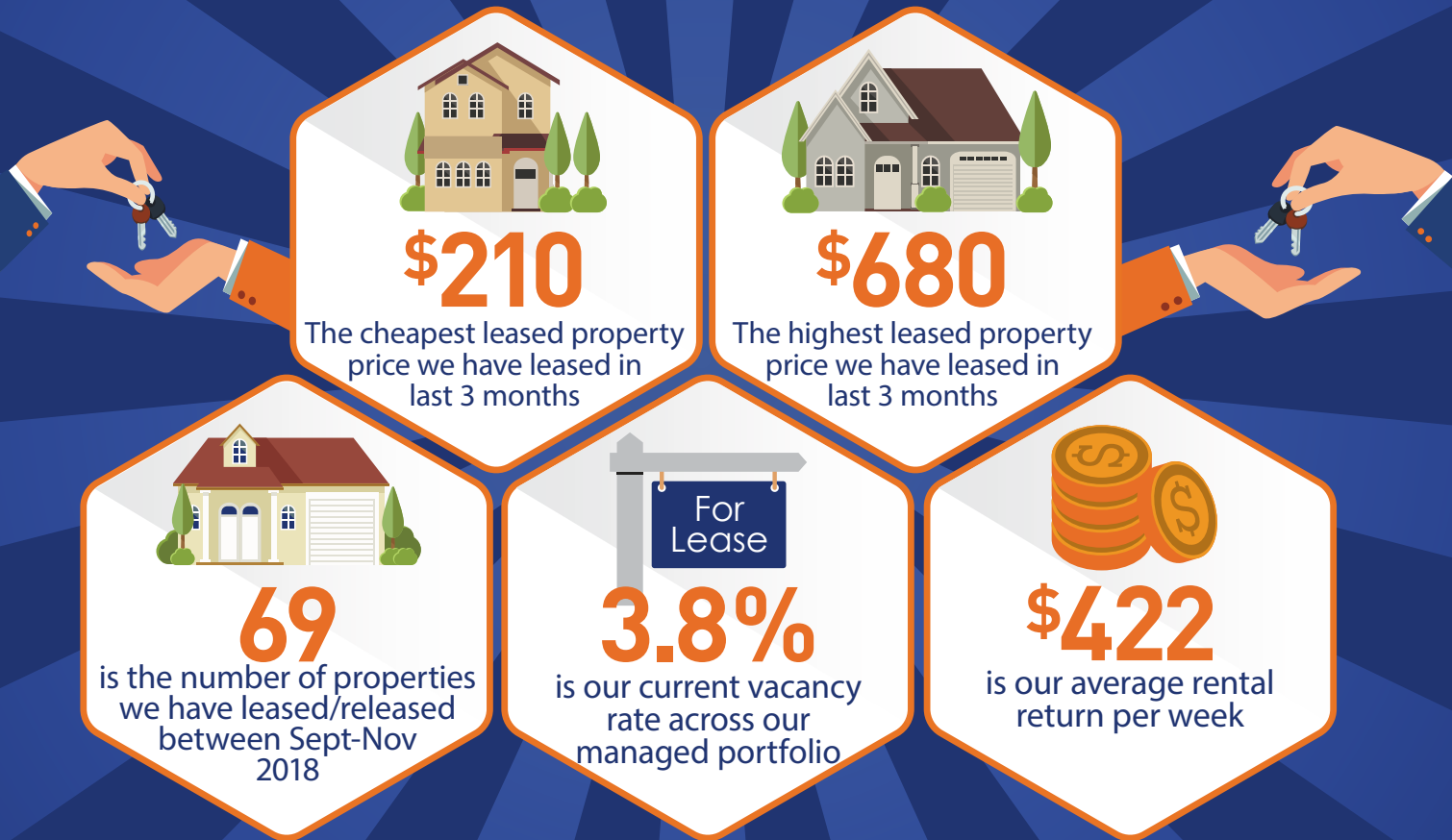
We strive to deliver consistent communication to our Clients, both Landlords and Tenants, always striving for the best outcome for all, but remaining compliant with the Residential Tenancies Act 1997.

With changes to the Act scheduled for 2020 we will continue reading and reviewing the changes as they become valid in our working environment. We want to remain ahead of the game - as Tenants become familiar with the changes, they will certainly keep us on our toes.

#### Median house rental prices across the Bellarine

Town	Median Rent	Change since last quarter
Ocean Grove	\$430pw	up 2.3%
Barwon Heads	\$445pw	up 5.9%
Drysdale	\$370pw	up 8.8%
Clifton Springs	\$360pw	up 2.8%
Point Lonsdale	\$440pw	up 6.2%
Leopold	\$440pw	up 15.7%
Portarlington	\$330pw	no change
Indented Head	\$370pw	down 0.8%
St Leonards	\$335pw	up 1.5%

If you want a fresh approach to property management, call us anytime.



## Servicing the entire Bellarine Peninsula.

