

Investment Report June 2019



As a Landlord/Investor what do you want to learn or know from your Property Management Team?

We are always curious to know how we can improve our services to you, please email me with suggestions - bev@bellarineproperty.com.au

It often seems that we only contact you when repairs are required and money needs to be spent, or the tenants have fallen behind in their rent. Perhaps this means that otherwise everything is rolling along nicely, which is great! Did you know we can assist with scheduled maintenance works to ensure that your investment doesn't decline in value during the tenancy and we can assist with upgrades and renovations during the course of a lease? We are available to protect your investment for the long haul to ensure the property value does what we all want it to do - appreciate in value.

We have recently assisted several Landlords with painting, carpeting and gardening upgrades to maximise their rental return in the current challenging and competitive market.

During a recent storm that hit specific parts of Barwon Heads, several tenants experienced flooding from blocked gutters and some inundation due to blocked storm water drains. In certain instances, if the gutters had been routinely cleared (a landlords job - not a tenant) these issues may have been avoided.

Another frequent concern is the maintenance of large trees and shrubs, tenants are required to maintain the lawns and garden beds (plants below shoulder height), anything taller or more substantial is a landlords responsibility. There are many landlords who are happy to grab a ladder and work in the garden or clear the gutters and that's greatly appreciated - if you are not that way inclined or reside a fair distance away, we have local tradesmen available to conduct these routine items for you.

Please let us know if we can help.

Our Quarterly Snapshot

195 Tenant Inspections
20 Properties Currently For Lease
42 New Signed Agreements

48 Property Appraisals
\$625pw Our Highest Let this month
\$230pw Our Lowest Let this month



46 Wallington Road, Ocean Grove - \$530pw



2 Ramsgate Terrace, Barwon Heads - \$510pw



41 Volare Way, Leopold - \$450pw



20 Elise Road, Clifton Springs - \$435pw



26 Corymbia Circuit, Barwon Heads - \$500pw



23 Aldebaran Drive, Ocean Grove - \$425pw

Having an investment property vacant between the months of May and August can seem quite daunting, but even though summer may be the best time to be renting your property, there are many ways to beat the lull and keep your investment a positive one.

Your Property Manager

There is nothing more damaging to your investment than a non-proactive property manager in a slower market.

Tenant enquiries need to be dealt with immediately, all their questions and queries answered and flexible times available for them to view your property. They need to be contacted after the inspections to see what they think, what they did and didn't like about the property and receive consistent encouragement to have them put in an application.

In this market, your property manager needs to be 'selling' them the property, trying to ensure they don't enquire elsewhere and you miss out. Quality tenants are harder to come by in a slower market or winter and can very easily find another property if your manager isn't working quickly and efficiently with them!

Your Marketing

Photos! Text! Online Presence! Nail all of these and your property will look the best, sound the best and stand out the best! Use professional photos, have an enticing property description and an online listing that sits at the top of the search page.

Your Price

If you've had at least 4 - 8 inspections from prospective tenants and no applications, it's a likely sign you may need to reduce the asking price, especially if you require the funds. We will guide you through this entire process and bear in mind it's in everyone's best interest the property is let for the best price possible.

It's the Bellarine Peninsula... why wouldn't you want to live here?!

Even though the market may be slower, tenants are still always looking. At the moment Bellarine Property has a vacancy rate of less than 2% - all of our properties have the best marketing possible and we are working hard to secure quality tenants quickly for our clients. If you need a new approach to your investment management then please feel free to give us a call today.