

# JANUARY 2017

## PROPERTY INVESTMENT NEWS

### HAVE YOU BUDGETED FOR THE UNEXPECTED?



There are some things that can be planned and some that are just unexpected. If your hot water system had to be replaced, a major pipe blockage had to be repaired or the dishwasher ceased to work, could you afford the cost?

The best way to plan for the unexpected is to be prepared. Many of our landlords have set up a separate savings account where they deposit a weekly or monthly allowance to cover property repairs and maintenance costs as well as renovations and item replacement costs.

Take the time to work out a budget that works for you and set a little extra aside.

### WHY IS LANDLORD INSURANCE SO IMPORTANT?



Landlord's insurance is one of the most important purchases a property investor can make. For an outlay of a few hundred dollars a year, you can be covered for not only damage to buildings and contents, but also for rental default and damage by tenants.

What should you be covered for?

- Natural Disasters
- A Building Policy
- Contents (Carpets, Blinds, Light Fittings, Oven, Air Conditioning etc)
- Rent Default
- Damages caused by Tenants & Visitors
- Legal Expenses

If you are unsure about Landlord Insurance, feel free to give us a call and we can run through this with you.

### REMINDER TO LANDLORDS -

Council Rates are now being sent out, if you would like to charge the water usage back to the tenant, please send us a copy of the front & back of your rates.

#### Minimum Criteria:

- The rental premises must be individually metered and
- The charges must not exceed the amount billed for water usage by the water supplier and
- The rental premises must meet required 'water efficiency' standards.

Contact: Stephanie Brien  
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## FOR SALE - 54 TAYLOR ST DUBBO NSW 2830



3



2



4

Popular South Dubbo Location  
Renovated, Spacious Home with a rent appraisal of  
\$410 - \$420 Per Week  
On-Site Auction: Saturday 4th March 2017 @ 11am

## FOR SALE - 4 CARLING COURT DUBBO NSW 2830



3



2



2

Investment Opportunity Awaits -  
A very good tenant currently on a fixed term lease  
paying \$320 per week  
Price: \$345,000

### FEBRUARY END OF MONTH

Disbursement will run  
**TUESDAY, 28 FEBRUARY 2017,**  
with statements leaving the office the same day

Direct deposits should be in accounts by  
Friday, 3rd March 2017

Your monthly statement can be emailed to you  
if you prefer.

If you would like to save paper and enjoy the  
convenience of receiving your statement the  
same day your rent is deposited, please email:  
[enquiries@petermilling.com.au](mailto:enquiries@petermilling.com.au)

Reminder to check over statements and contact  
our office should you have any questions  
regarding your January 2017 Statement.

### CLIENT FEEDBACK

Here at Peter Milling & Company, we are always  
looking for feedback on where we can improve.  
We want to ensure each of our clients are 100%  
satisfied with the service they are receiving.

The only way we can improve our service is if our  
Landlords, Tenants and Tradesman give us  
constructive criticism on areas that need  
improving.

If you wish to provide our Staff with feedback,  
please contact Steph Brien on either  
(02) 6882 3544 - 0412 830 197  
or email  
[stephanieb@petermilling.com](mailto:stephanieb@petermilling.com)