

# PROPERTY NEWS

*Ideas to help you when you're Buying or Selling*

## Property Management Above and beyond expectations!



### In this issue of Property News:

- Oz Combined's Property Management Services
- High standard of service from the entire team
- Simple renovation ideas for investment properties



## LETTER FROM THE PRINCIPAL

Dear Readers,

In this issue we are focusing on Property Management, the importance of finding the right Property Manager, along with a list of the services we offer at Oz Combined.

When it comes to good Property Management, it is always interesting to hear what current landlords have to say, so we have included some feedback from our lessors. If you have recently purchased an investment property and are looking for a Property Manager, or if you are looking to change Property Managers, please give our team a call today on 4441 6033.

If you are thinking about renovating your investment property, our page 4 article this month has some simple renovating ideas that might be of interest to you.

Please remember, if you are considering selling your property, contact us to discuss the options available to get the best price possible.

Kind regards,

**Greg Walsh**

Principal



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# Oz Combined Realty's Property Management Services

**We pride ourselves in the fact that our service is the best available and offer a guarantee of service as a part of our genuine commitment to all our valued clients.**

- ✓ A dedicated Property Manager is available to all our Landlords.
- ✓ Our property Management staff are all trained specialists, who regularly up date their training and are in touch with the latest trends and legal requirements.

### **The Services that we offer are: -**

- ✓ Properties are advertised on all available websites.
- ✓ Prospective tenants are personally shown through Properties by our qualified staff.
- ✓ Prospective tenants are required to complete a comprehensive application.
- ✓ Tenants are screened through a thorough process including checking referees, previous landlord/property manager, employer and **TICA** (Tenancy Information Centre Australia) and **NTD** (National Tenancy Database - Suitability).
- ✓ Landlords are contacted to discuss tenants prior final approval.
- ✓ All properties are thoroughly checked and documented prior to letting to each tenant.
- ✓ Disbursement to owner via Electronic Funds Transfer at the end of month.
- ✓ Annual financial statements are provided to owners to assist during tax time.
- ✓ Systems are in place to highlight tenants with poor rent payment, before they get out of control.
- ✓ Initial inspection on all new tenants is carried out within 6-8 weeks of moving in.
- ✓ Regular inspections are carried out with a detailed report supplied to owners.
- ✓ Organisation and checking of maintenance and repairs.
- ✓ Our Property Management department, and Electrical and Plumbing staff are contactable 24Hrs a day for Emergency Repairs.
- ✓ Oz Combined Realty's office is open 7 days a week subject to some public holidays.



# High standard of service from the entire team

Finding the right property management for your investment property can be stressful and time-consuming. At Oz Combined Realty, we strive to make your life easier with our commitment to looking after your property with care and pride.

Our Property Management team is knowledgeable, dedicated and extremely proactive so you can rest assured your property is in good hands. The team will create a bespoke marketing campaign with photographs to accentuate the positive features and attract high-quality tenants with stellar references. We'll go above and beyond to find ideal tenants; the type who will treat your home like it's their own.

"Putting great tenants into a property to begin with will drastically reduce future problems with the tenancy," says Nicole from Oz Combined Realty.

No owner wants their rental property sitting empty for any length of time, and neither do we. To make sure that your property is filled, we'll drop everything and show a tenant through the property even if it's outside open times to ensure that the property is filled. Once a great tenant is found, we'll make sure your property is kept to a high standard.

"We make sure that we put the tenant into the property the same way that we expect the property back. We have a high standard of cleanliness and we like to put tenants in a clean, well-maintained property," says the Oz Combined Property Management team.

Not only do we think our service is



outstanding, our customers think so too! Here's what some of our owners say about working with us:

#### **Efficient in all aspects**

*"Oz Combined are very efficient in every way. We are looking forward to a continued high standard of service from the entire team."*

#### **Friendly & Courteous**

*"Oz Combined is to be commended. They guided me in the process without applying too much pressure. They are*

*very friendly and courteous and know the property management system very well."*

#### **Fabulous Service**

*"Fabulous service; everyone was so helpful when it came to renting our house in Huskisson. We are now going into our sixth year and couldn't be happier. Thanks."*

**If you're looking for the best in property management in Jervis Bay, call our friendly and hard-working team today on 4441-6033.**

# Rent with

# 4441-6033

**OzCombined Realty**

**Huskisson - 4/74 Owen Street**

**Sanctuary Pt - 114 Macleans Pt Rd**

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# Simple renovation ideas for your Investment Property

**In order to ensure the best return, your investment property may need an update. There are simple ways to transform your property which will increase its value and ensure a greater rental potential.**

Renovating an investment property is a business decision and isn't the same as renovating your own home.

The key is to maximise your return for minimum cost. You must avoid over-capitalising, which is when the renovations cost more than the value they add to the property. So set a budget and stick to it.

## Painting

Painting your property can change the look completely by brightening the home and making it more attractive. It is probably the easiest way to add value.

Remember to stick to neutral colours to appeal to the widest range of people and to choose paint that is hard-wearing.

## Floor coverings

Have a good look at the carpets and see if they are beyond a good professional clean, if so then replace them.

These days it is common to have tiled areas so carpet is not required in every room. But think about the type of home you are renovating.

Again the rule is keep floor coverings neutral and durable.

Choose from a budget range but do not go too budget. There is a difference between 'cheap' and cost effective.

If you are lucky enough to have original wooden flooring then make sure you keep it well maintained. It is a great feature that adds value.

## Window coverings

Again the key is to keep it simple and practical. Install the same window coverings throughout the home in neutral colours.

Ensure your choice is hard wearing and easy to replace.

There are many options but blinds of some sort are probably the best choice for a rental property.

## Repairs and quick cosmetic touch-ups

While you are brightening up your property don't forget to make any repairs that are required.

Just having your property clean and in good condition can make a huge difference.

Think about small things that will make your property more attractive. You may not have the budget to renovate the bathroom or kitchen but you can install new fittings like taps and cupboard door handles.

Think about updating light fittings and installing higher wattage bulbs to create brighter spaces. These small changes can cost very little but will have a dramatic effect.

Don't forget simple things like your curb appeal. Make sure the front yard is neat and tidy.



## Avoid DIY

Remember time is money. You may think you can save a packet by renovating yourself but that is not always the case.

Painters can paint an entire apartment in a weekend. It will take you much longer and the finish won't be as good.

No investor ever regretted getting the professionals in.

Tenants do not need luxury but they do demand a certain level of comfort and many will pay more for an attractive, well-equipped home.

**Simple renovations can make a huge difference to your property and thus your bottom line.**



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