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PROPERTY MANAGEMENT NEWSLETTER

News, Trends & Developments
in the World of Real Estate

A Note From Karlie

As the cooler, wetter months continue, now is the ideal time for Landlords to consider arranging gutter cleaning and garden pruning at their investment property. These simple preventative maintenance tasks can help protect your property and reduce the likelihood of more costly repairs in the future.

Gutter Cleaning; Keeping gutters clear of leaves and debris allows rainwater to flow freely, helping to prevent:

- Water overflow and damage to roofs, eaves and fascias.
- Internal water leaks and moisture issues.
- Premature deterioration of gutters and downpipes.
- Pest and vermin nesting.
- Increased fire risk during the warmer months from built-up dry leaf matter.

Garden Pruning & Tree Maintenance; Regular pruning of trees and shrubs also offers a range of benefits, including:

- Reducing the risk of branches falling during strong winds or storms.
- Preventing trees and vegetation from damaging roofs, gutters, fences and other structures.
- Helping minimise blocked gutters caused by overhanging branches.
- Maintaining healthy plant growth and improving the property's street appeal.
- Providing a safer and more enjoyable outdoor space for your Tenants.

Preventative maintenance not only helps preserve the condition and value of your investment but can also reduce unexpected repair costs and contribute to happier, long-term Tenants. If you would like us to arrange gutter cleaning or garden maintenance on your behalf, please don't hesitate to contact our office. We'd be happy to obtain quotes and coordinate the works for you.

THIS MONTH'S FEATURED ARTICLES

Reducing Maintenance Before it Starts

The cheapest repair is the one that never becomes necessary.

Most large maintenance bills start life as small ones. A slow leak becomes water damage. A blocked gutter becomes a ceiling stain. The properties that cost the least to run over time are the ones where small issues are found and fixed early, before they grow into something bigger.

This is where regular routine inspections earn their keep. A good property manager is not just checking how the Tenant is caring for the home. They are looking for early warning signs: minor cracks, worn seals, ageing hot water systems and trees creeping towards gutters. Arranging preventative work through trusted trades at the right time costs far less than an emergency call-out later. Three things worth having in place:

·A schedule of preventative jobs such as gutter cleaning, smoke alarm servicing and hot water system checks
·Prompt attention to Tenant-reported issues, however small they seem
·A plan for ageing items like appliances and fencing, so replacements are budgeted rather than sudden

Well-maintained properties also keep good Tenants longer, which protects your income in a way no repair ever could.

Why Great Tenants Stay Longer

Ask any experienced property manager what makes an investment property perform and the answer is rarely the rent figure. It is the Tenant. A reliable Tenant who pays on time, cares for the home and renews their lease year after year is worth more to an investor than almost anything else. So it is worth understanding why great Tenants stay, and why they leave.

The Real Cost of a Vacancy - Every change of Tenant carries a cost. There is the vacant period itself, often two to four weeks of lost rent, plus advertising, cleaning and the time spent finding the right applicant. A fortnight of vacancy can wipe out the gain from a modest rent increase for the entire year. That is why experienced property managers weigh every decision, from rent reviews to repair requests, against one question: does this make a good Tenant more or less likely to stay?

What Tenants Actually Value - The reasons Tenants renew are remarkably consistent, and they are rarely about the property being fancy. They stay when:

Repairs are handled promptly and they feel heard when they report a problem - The home is safe, functional and well maintained
Rent increases are fair, explained and grounded in the market rather than sprung on them

Communication is respectful and reliable in both directions - None of this is complicated. But it requires consistency, and it is where professional management makes the biggest difference. A property manager who responds to a maintenance request within a day sends a message no welcome card ever could: you matter, and this home is looked after.

Fair rent reviews keep good Tenants - Rents have risen significantly in recent years, and many Tenants are stretched. A property manager's job is to recommend a rent that reflects the market while recognising the value of the Tenant already in place. Pushing a reliable Tenant out with an aggressive increase, only to face a vacancy and an unknown replacement, is a poor trade. The strongest long-term returns tend to come from properties where the rent is sustainable and the tenancy is stable.

Small gestures, long tenancies - Beyond the fundamentals, small things build loyalty. Approving a reasonable request to hang pictures or keep a well-behaved pet. Scheduling non-urgent work at a time that suits the Tenant. Giving plenty of notice before inspections. Each one signals respect, and respected Tenants treat the property accordingly. Many of the longest tenancies we see share the same trait: the Tenant feels the home is theirs to live in, not just an asset they happen to occupy.

Why it matters for Landlords - Stable tenancies mean fewer vacant weeks, lower re-letting costs, less wear from constant turnover and a property history that appeals to future buyers. Tenant retention is not a soft measure. It is one of the most reliable drivers of investment performance there is.

Do this next
·Ask your property manager how long your current Tenant has been in place and what would encourage them to renew
·Review how quickly maintenance requests on your property are being resolved
·Before the next rent review, ask for a recommendation that balances market evidence with the value of keeping your Tenant