

# R&W

## Property Management News

December 2017



## 'TIS THE SEASON FOR DISASTERS!!

As Australia enters the disaster season, landlords and Property Managers should make sure they are ready should Mother Nature unleash her wrath.

The image of an Aussie summer might be beaches and barbies, sunsets and seagulls stealing chips, but the reality is that as the weather warms up, so does the chance of natural disasters striking.

The risk of cyclones, storms, floods and bushfires soars between November and April – often leaving devastating damage bills in their wake. It is estimated that natural catastrophes cost the Australian economy \$9 billion each year and this is expected to more than treble by 2050 to \$33 billion per year, according to the Australian Business Roundtable for Disaster Resilience and Safer Communities.

The ICA notes that Cyclone Debbie alone resulted in almost 66,000 insurance claims being lodged at a value in excess of \$1.4 billion.

The Bushfire & Natural Hazards CRC predicts that the fire season in southern Australia will start early this year (due to a combination of above-average temperatures and below-average rainfall over winter) and large parts of the country will face above-normal bushfire activity.

**as the weather warms up, so does the chance of natural disasters striking**

While the southern parts of the country prepare for bushfire, northern Australia will brace for cyclone season. Although a typical number of cyclones are expected (on average there are 11-13 each season with four making landfall), there is a 56 per cent

chance of an above-average number of tropical cyclones this season, according to the Bureau of Meteorology's Tropical Cyclone Outlook for 2017-18.

Heed the sage words of Scouts across the globe and "be prepared". Advice on how to prepare a property for natural disasters (bushfire, flood, storms and cyclones) and what to do in the event of a disaster can be found on your State/Territory emergency websites.



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## RETAINING GREAT TENANTS

The ultimate goal of a property investor is to yield a strong rental income in line with the quality and size of their property, reflecting market trends.

The best way to ensure your investments are working hard to build your wealth is to aim your efforts at retaining quality tenants, avoiding damaging periods of lost rent should your property become vacant. Focus on developing an open, respectful relationship with your tenant. Should emergency reparations be undertaken or fair maintenance requests made, make sure these are acted upon in a timely fashion.

**aim your efforts at retaining quality tenants**

A well-maintained property with a conscientious landlord is attractive to tenants, and can increase the likelihood of a lease renewal – meaning less ‘wear and tear’ on your asset and fewer costs for you in terms of advertising and re-leasing to new tenants.

Funnily enough, happy tenants often take great care of their rental properties too - so keeping up with repairs can reduce your costs in the long run in more ways than one!

Effective communication with your property manager as messenger can improve the way your tenants care for your property, increase the period of time they remain in your property ... and keep your rent coming in like clockwork each month, too!

Our office will be closed from the 22nd December and will re-open on the 3rd January. On behalf of myself and the whole R&W Maroubra team we wish you great health, happiness and good cheer in the coming year. Have a wonderful

Christmas and new year ahead!



**Hendra Wijaya**  
Principal

### Recent Rentals

12C/16 Hereward Street, Maroubra  
2 Bed 1 Bath \$600 PW

B38/158 Maroubra Road, Maroubra  
2 bed, 2 bath 1 car \$610 PW

302/108 Maroubra Road, Maroubra  
2 bed 2 bath 1 Car \$680 PW

5/76 Boyce Road, Maroubra  
3 Bed 2 Bath 2 Car \$875 per week

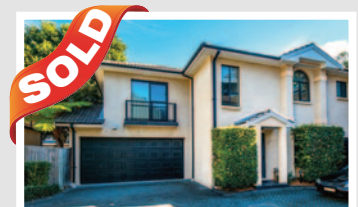
### Recent Sales



604/241 Oxford St, Bondi Junction  
Bed 2 Bath 2 Car 1  
\$1,250,000



410/104-112 Maroubra Road,  
Maroubra – Bed 2 Bath 2 Car 1  
\$890,000



4/225-227 King St, Mascot  
Bed 3 Bath 2 Car 2  
\$1,040,000



## The best reputation in real estate

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