

## April 2012 Update

### Time To Get Separate Meters

With the annual increase in the cost of water, it's about time many of our landlords considered getting a separate water meter and have their tenant pay for what they use.

Approximately 20% of our managed properties are not separately metered, which means the owners cannot pass on the water usage charges to the tenants.

Some landlords opt to increase the rent to cover the cost of the water usage which sounds fine in principal but in practice, it often makes the property appear over priced when prospective tenants do their comparisons online.

If you would like a quote to have your investment property separately metered, simply call the office and we will arrange one for you.

### Heater Service For Only \$99 - APRIL ONLY

When the weather starts to cool and we get those cold crisp mornings in April & May, we get inundated with calls from tenants reporting their gas space heater or ducted heating isn't working. The heaters have sat there idle for 3 months over the summer period and now won't work.

Usually it is an easy fix, simply clean the pilot light or the injector, sometimes a new thermocouple is required as well.

We have arranged a special deal for the month of **April only** of **\$99.00 plus parts (if required)**. Usual cost is \$121.00 plus parts.

If you would like the heater on your investment property serviced or even your own home, please contact the office to arrange the service.

### Investment Property of the month:



### Cheltenham's Most Exciting Development!

1-7/23 Barker Street, Cheltenham

Perfectly positioned in a quiet spot yet right in the hub of Cheltenham these brand new townhouses are sure to excite. Buy off the plan and save thousands of dollars in stamp duty. The many features include open plan living, 2 bathrooms (to 4 of 7), impressive kitchen, professionally landscaped rear yard and a secure underground car spot with a storage area. The luxury appointments include high ceilings, downlights, wooden floor boards, quality carpets, dishwasher, stone kitchen bench top, quality cabinetry throughout, ducted heating and air-conditioning. These attractive townhouses are sure to appeal to downsizers, first home buyers and investors alike. A great buy located right in the latte capital of Cheltenham.

- \* Significant stamp duty savings
- \* \$20,000 first home buyers grant
- \* Very well appointed
- \* Private and secure
- \* Brilliant location
- \* Buy brand new

Contact Steph Bishop on 0425 754 490  
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Keep in touch and up to date by following us on:

**Ray White**

Cheltenham / Dingley Village



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# LOST AND FOUND

## ARE YOU FEELING THE FINANCIAL PINCH?

You may be wondering where you could make, or find, some extra cash. We have conducted some research on your behalf and have sourced five lost and found possible money options.

1. The ATO's SuperSeeker website. Visit [www.ato.gov.au](http://www.ato.gov.au) and type 'superseeker' into the search box. There are more than six million superannuation unclaimed accounts. All you need is your tax file number and personal details.

2. Have you forgotten about a bank account? There are a large number of bank accounts that have not been accessed. Visit [www.moneysmart.gov.au](http://www.moneysmart.gov.au) and go to unclaimed money.

3. Is there a long lost family- member that you did not know about who has left you an inheritance? All you need to do is contact your State's Public Trustee office.

4. There may even be shares you have forgotten or didn't know your aunt or grandfather had bought in your name. Visit any of these websites to check.

[www.computershare.com.au](http://www.computershare.com.au), [www.linkmarketservices](http://www.linkmarketservices), or

[www.boardroomlimited.com.au](http://www.boardroomlimited.com.au).

5. And don't forget dividends. You can check with the company itself, or the responsible State government department – the Office of State Revenue in NSW & VIC, the Public Trustee in Tasmania, ACT and QLD, the Department of Treasury and Finance in WA and the Territory Revenue Office in the NT.



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Getting your finance  
back on course...



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Cheltenham 3192

## Some of our New Listings:



37 Tiffany Avenue  
Cheltenham



100 Wickham Road  
Hampton East



10/109 Weatherall Road  
Cheltenham



15/60-66 Patterson Road  
Bentleigh

## DON'T BE A MOLLY THIS WINTER...

We've all heard how Molly Meldrum fell off a ladder at his home and the serious injuries he suffered.

We strongly recommend an annual gutter clean for all our rental properties, particularly those with surrounding trees, especially deciduous ones.

Why clean out the gutters? Simple. When it rains heavily, the water builds up in the gutters and downpipes. If they are blocked, then the water will usually flow back under the eave lining and flow down the internal walls.

Anyone contemplating hopping on a ladder to clean out their gutters should give it a second thought. There are many companies that specialise in cleaning gutters and its worth a call.

And in case you are thinking "it must be the tenants responsibility", sorry to say, no it's not!!

## Open For Inspection:

[Rentals](#)

[Sales](#)

Please click on the link/s above for our current  
Open For Inspection List

**UNTIL NEXT MONTH, HAPPY RENTING!**

If you do not wish to receive these newsletters, please [click here to unsubscribe](#)

*Ray White*  
Cheltenham / Dingley Village