

July 2012 Update

Ray White Reaches 110 Years

An iconic Australian property brand celebrated its 110th birthday in June this year, with the progeny of the company's founder still at the helm.

The Ray White Group, Australia's largest residential property network with almost 1,000 offices spanning several nations, started out in the rural Queensland town of Crows Nest.

The company's namesake once sold pigs, insurance and rural real estate in a railway siding that has been restored as a museum telling the Ray White story.

Today the Ray White Group is headed by Ray's grandsons Brian and Paul White as joint chairmen.

The fourth generation continues to influence the brand: Sam White is the group's deputy chairman, Ben and Dan White are directors, and Matt White is the general manager of operations in Victoria and Tasmania.

The group expanded throughout Queensland initially and today has a strong presence in each state as well as New Zealand and Indonesia. Offices have opened in recent years in India, Lebanon, Hong Kong and Malaysia.

The Ray White network lists 8,000 properties on average per month and sells over \$24billion in property annually.

The network continues to grow, expanding into commercial, industrial, rural, livestock, marine, strata, investments, project marketing and home finance.



Investment Property of the month:



3/171 Warrigal Road, Cheltenham

Smart Buying

Whether starting up, scaling down or simply wanting a good property in a great location then you must inspect this attractive unit. It features 2 robed bedrooms, L-shaped lounge/dining room, central kitchen, updated bathroom, rear courtyard and a lock up garage. There is nothing to do with appointments such as air-conditioning, gas heating, gas cooking, polished floor boards and lots of storage space.

Located in a great part of Cheltenham and close to transport, strip shopping, DFO, parkland and the beach.

If you are looking for a brilliant place to live or a blue chip investment then you really should consider this property.

- * 2 robed bedrooms
- * Well appointed
- * Fantastic location
- * Blue chip investment

Contact: Travis Day on 0438 808 841 or
travis.day@raywhite.com

Price: \$415,000

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Ray White

Cheltenham / Dingley Village



Josh Bartlett
Getting your finance
back on course...

LoanMarket
home finance brokers

0402 235 001
josh.bartlett@loanmarket.com.au
4/107 Tulip Street,
Cheltenham 3192

The advertisement features a photograph of a golf course with a green fairway, a white golf ball on a tee, and a black signpost. The background shows a line of trees under a clear sky.

Lawns, Gardens & Pools

Are You Concerned That They Won't Be Maintained?

When speaking with landlords from the outset of the management process as well as during the tenancy, a real concern for many (other than the rent being paid on time) is often the importance of the tenant caring for the lawns, gardens and pool.

If the property has lawns, gardens and/or a pool, it will clearly state the tenant's obligations to maintain and keep these areas clean in the Tenancy Agreement. However, we do find that some landlords are still concerned, especially if the property has been their principal place of residence.

As your managing agent we do understand the many challenges and concerns that you can feel owning an investment property and it is up to us as a team to deliver and provide you with the confidence that we will skilfully and diligently manage and care for your property.

A great solution to give all landlords peace of mind is to include the lawn, garden and pool care with the weekly rent. It is a simple process of calculating the weekly, fortnightly or monthly cost and then calculating these to a weekly cost that can be added to the tenant's rent. For example: Instead of \$400pw, we would market the property at \$440pw including lawn and pool care.

As the landlord you can then be confident that the property is being well cared for by professionals. It can also assist in reducing possible tenant public liability claims, especially with the care of pools.

If your tenants are currently entered into an agreement it may not be viable to include this. However, if you would like us to include lawn, garden and/or pool maintenance when the property is due for renewal, please feel welcome to contact our office on 9584 8288.



Some of our New Listings:



1 Harry Court,
Dingley Village



1C Oak Avenue,
Cheltenham



1/4 Canberra Street,
Carrum



9/1-7 Argus Street,
Cheltenham



7 Oasis Court,
Patterson Lakes



12/17A Judd Parade,
Cheltenham

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[Rentals](#)

[Sales](#)

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Open For Inspection List

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UNTIL NEXT MONTH, HAPPY RENTING!

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Ray White
Cheltenham / Dingley Village