

INVESTOR

NEWS

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Message From The Principal

PRDnationwide Ipswich Community Partnerships

Are you, your friends or family part of an Ipswich community group, sporting club or charity needing assistance with funding and public awareness?

If so, get in contact with me to discuss how you can become part of our Community Partnerships program and get some funding for your club, group or committee with PRDnationwide Ipswich.

Craig Mendoza

0439 990 701

craig.prd@bigpond.com

REFERRALS APPRECIATED

As the majority of my business stems from Client and Customer referrals, I welcome and appreciate your referrals. If you know of a family member, friend or colleague who is considering selling their home or looking to appoint a new property management team, I can provide them with an obligation free Comparative Market Analysis which will assist them in their decision making & process.

If you do, please don't hesitate to contact on me on 0439 990 701 or craig.prd@bigpond.com. I'd be delighted to help and will appreciate your referrals!

An Easter Egg hunt with a difference

There is nothing better than the whole family getting into an early Easter Sunday Easter Egg hunt. But, hiding and finding eggs in the Australian heat can be more difficult than in some countries. Eggs melt quickly and unless you freeze them overnight – they can be liquid eggs by the time everyone has woken up to find them.

So – here are some quick ideas for changing up your Easter Egg hunt – regardless of the weather!

- Hide tokens that can be redeemed for eggs. Example: each Blue token provides you with two caramel eggs and each Red token rewards you with a Lindt bunny.
- Have a list of games that the whole family can indulge in with prizes of Easter Eggs for the winner and however many runners up you want. Egg and spoon races, blind man's bluff, 3-legged races, statues are all fun and easy games for kids of all ages.
- Have a night Easter Egg hunt using torches. This is great fun for older children.
- Arrange a space indoors that is clear of obstacles and have a blindfolded Easter Egg hunt. Each person can wear a little bell to help avoid collisions and participants can be helped with a "warm/cold/hot" indicator of how close they are to their prize.
- Mark the eggs with each Child's name so that they only collect those eggs that are meant for them. This helps in families where you have children of varying skill and capacity competing for eggs!

And what to do after the Easter Egg hunt? How about something where you can settle back and eat your eggs whilst being entertained with an Easter themed movie?!

If you haven't seen these- pop them on your Easter viewing list:

- Irving Berlin's Easter Parade – starring Judy Garland and Fred Astaire
- Candy Chicks & Rock 'n Roll – Voice-over by Russell Brandt
- It's the Easter Beagle, Charlie Brown
- Rascal Rebel Peter Rabbit
- The Rise of the Guardians – featuring an Easter Bunny and our own Hugh Jackman and Isla Fischer
- The Easter Egg Adventure – Voice-over by Brooke Shields

But after that chocolate feast – the trick will be to tire out your children with plenty of exercise to help counteract the effect of all that extra sugar!

So take to the garden for some backyard cricket, a swim or kicking a ball....

Everything in moderation!

Renting your Property – Furnished or Unfurnished?

Before you make any decision about renting out your property furnished or unfurnished – it is important to understand your Tenant demographic.

A typical suburban house suitable for a family is very unlikely to benefit from being furnished – in fact, it might prove a distinct disadvantage.

However, if you have an inner-city apartment, you might attract a corporate client who wants to have a property where they can relax, cook their own meals, etc. rather than staying in hotels for months at a time. Very high-end furnished properties could attract celebrity visitors (touring musicians/actors) or company executives on short term contracts. Alternatively – if your property is near a University, then a furnished apartment or house would be very desirable to overseas students or Tenants who have not yet managed to acquire their own goods.

The options to rent out your property are:

- Fully Furnished and Equipped – All goods including key furniture items, white goods, Kitchen items, bed linen and towels, etc. Basically everything except clothes and toiletry/personal items.
- Fully furnished – All furniture items including white goods and TV. But no linen or kitchen utensils.
- Partly furnished – Key furniture items like lounge suites, beds and dining room furniture.
- White Goods – Refrigerators, Washing Machines, Dryers, Dishwasher and Microwaves.
- Unfurnished – this can still contain fixed items like Dishwashers and sometimes Washer/Dryers particularly in Apartments.

Fully or partly furnished properties are more likely to be suited to short term rentals. Whilst you will be able to obtain a higher weekly rental for these properties, there are some important considerations with regard to extra costs too:

- Cost of furnishing and maintaining goods
- More leasing/advertising fees due to higher turnover of tenants
- Possible increase in insurance premiums
- Additional cost of undertaking inventory for fully furnished properties

Offering white goods only – particularly in inner city apartments or in properties near a University could be very attractive and the cost of these goods could be recovered very quickly with the extra rent you can charge. If you are doing this, ensure you take advantage of extended warranties and make sure that you are covered for these items in your Landlord Insurance.

The flip side of this is that you can charge more for furnished apartments and there could also be a reduction on wear and tear on paintwork and floors as furniture is not being moved in and out of the premises. It is also advisable to speak to a Taxation Accountant who can advise on what you can claim for depreciation.

If you are unsure – it is also possible to “hedge your bets” and offer the property unfurnished at \$xxx a week or furnished at \$xxx per week.

Calendar of Events



April 2018

Listed below are dates that we would like to make you aware of coming up next month.

Friday 30 th March 2018	Good Friday (Office Closed)
Monday 2 nd April 2018	Easter Monday (Office Closed)
Friday 13 th April 2018	Mid Month Processing
Wednesday 25 th April 2018	Anzac Day (Office Closed)
Monday 30 th April 2018	End of Month Processing

Contact Us

We have listed our contact details below so you can update your records and for easy contact with our office.

Due to the nature of our roles in Property Management, we are frequently with Clients and Customers, or at properties.

As it is important to us that we are available to you, if you would like to meet with a particular team member we recommend you contact our office via email or phone and arrange an appointment. We find this works well as it minimises inconvenience to you.

Phone: (07) 3282 9877

Email: rentals@prdipswich.com.au

Website: www.prdipswich.com.au

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Please like & follow us on social media.



IMPORTANT: This is not advice. Clients and Customers should not act solely on the basis of the material contained in this newsletter. Items herein are general comments only and do not constitute or convey advice per se. The newsletter is issued as a helpful guide to Clients and Customers and is for their private information. Every effort is made to ensure the contents are accurate at the time of publication. We take no responsibility for any subsequent action that may arise from the use of this newsletter.

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