



STRAIGHT TALK

PROPERTY INVESTOR /OWNER NEWSLETTER

August 2016

Court orders landlord to pay \$9,200 in compensation



A very interesting Supreme Court decision was handed down in June.

The matter was about a tenant who moved into a property that had some signs of water damage in a back room. The landlord (not one of our clients!) didn't think it was too bad, and that he would attend to it soon.

Before he did so, the matter got worse and there was evidence of mould in the room from the dampness. The tenant raised the issue with the Landlord who promised to attend to the problem. He also agreed that the tenant could move out without penalty. This the tenant did.

The tenant then went to the Tribunal and claimed compensation. The Tribunal ruled against the Tenant. The Tenant then ordered a review of the decision, and the original decision was overruled and the Landlord was ordered to pay \$9,200 compensation to the tenant.

The Landlord took the matter to the Supreme Court, and the Judge ruled that the Landlord still had to pay the amount - A costly decision indeed!

If you would like to see the full transcript of the Court decision, please contact our office and we will send it to you.

What We Have Rented in July

Our team have had another very busy month. During July we were successful in renting the following properties:

- Salisbury 3 BR House - \$300 week
- Paralowie3 BR House -\$295 week
- Munno Para 3 BR House - \$235 week
- Hillbank 3 BR House -\$285 week
- Salisbury Plain 3 BR Unit -\$230 week
- Elizabeth Nth 3 BR House -\$245 week
- Elizabeth Downs 2 BR Semi - \$215 week
- Elizabeth Park 3 BR House - \$255 week
- Elizabeth Park 3 BR House -\$255 week
- Elizabeth Grove 3 BR Semi -\$220 week
- Elizabeth East 3 BR House -\$275 week
- Elizabeth Downs 3 BR Unit -\$240 week
- Smithfield 3 BR House - \$270 week
- Andrews Farm 3 BR House -\$285 week

Please contact our office or visit our website at kevinhodes.com.au to find out how we can help you with your investment property.



[/KevinHodgesResidentialPropertyInvestment](https://www.facebook.com/KevinHodgesResidentialPropertyInvestment)



[/KevinHodgesProp](https://twitter.com/KevinHodgesProp)

28 Anderson Walk
Smithfield SA 5114
08 8254 3777
kevinhodes.com.au

Is it time to refinance?



Have you revisited your investment loan terms recently? Rates are very competitive at present and many lenders are now offering incentives to property investors to switch and enter into new loan terms. This is a great opportunity to fix your loan at a historically low rate.

It's also a good time to review whether you need to update any fixtures and fittings to enhance the rental and capital value of the property.

The perfect time to plan this value enhancing exercise is the final six months of the financial year as you seek to benefit from a taxation perspective. Secondly, undertaking improvements, be it installing a BIW, or new blinds, even new tap fittings is often enough to show your tenant that the property is definitely worth staying on in.

Know anyone who needs their property managed well?



We currently find ourselves with some capacity to take on some extra rental properties.

If you have any friends, relatives or associates looking for a new Property Manager, we would appreciate the referral.

Over the many years we have been in the property business, we have always found that word of mouth referrals are the best kind of advertising.

Please have them call your Property Manager to discuss what we can do for them. Thank you!