

*"Putting Property Management First"*



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### Eastern Property Rentals

Suite 3 "Devereux Corner"  
466 Greenhill Road,  
Linden Park SA 5065  
PO Box 505 Glenside  
SA 5065  
T: 08 8338 0200  
F: 08 8338 0199



### Welcome

We had a fabulous summer at Eastern Property Rentals, but the winter months have been as hard to deal with as ever! High vacancy factors and an oversupply of rental properties have made letting difficult. We are looking forward to a busy spring and hoping for a huge increase in Tenant enquiry rates.

### REISA Property Management Committee

Tania is a Member of the Real Estate Institute Property Management Committee which is heavily involved in ensuring that the standard of REISA Member services provided to Landlords/Tenants is constantly reviewed and continually improved. She also regularly presents at the REISA Property Management Course.

### From Terri Scheer Insurance Brokers

The Strata Titles Act requires that each Corporation have insurance on the buildings and common property. This insurance provides replacement cover for the building, common contents and legal liability on the common property.

However, the Body Corporate does not cover the liability of a Landlord within the unit.

The Landlord's liability is exposed from the moment their property is open for inspection by potential Tenants. As our society becomes increasingly more litigious, property owners face the risk of legal action being initiated by Tenants or their families and friends who have injured themselves on their property. It is vital for the Landlord to ensure that their property is maintained in a safe condition at all times. Insuring the risk as a Landlord is also a simple and cost effective way to ensure they are covered, should the unfortunate event occur where the Tenant, a member of their family, or an invited guest, is injured whilst inside their unit.

The Terri Scheer Landlord Preferred policy covers Legal Liability up to \$20million. If your property is not already insured – please contact Tania or Paula to arrange the Landlord Insurance Policy (Premium \$234 – rebates for 3 or more properties).

### STAFF PROFILE - Karen Green

#### Routine Inspection Officer

Our newest staff member, Karen Green, arrived from London in January 2007. She and her husband (Clifford) and their two young daughters came to South Australia seeking a safer and more relaxed lifestyle. Clifford & Karen have always been involved in property (particularly in the area of development), and soon after arriving Karen undertook to attend the Real Estate Institute Property Management Course. She now attends all of the regular routine inspections on behalf of our clients, and is committed to ensuring that the Tenants are maintaining their homes to a high standard, and very keen to see the properties upgraded to ensure the highest possible return for our clients.



Karen Green

## RECENT LETS

- **Norwood**  
- 1BR Ground floor Unit with Carport \$150pw
- **St Peters**  
- 2BR Upstairs Unit with Carport (completely refurbished) \$260pw
- **Hazelwood Park**  
- 2BR Upstairs Unit with Carport (refurbished) \$250pw
- **Kensington Park**  
- 3BR House with Double Garage plus Carport \$420pw
- **Tusmore**  
- 2BR Ground Floor Unit with Carport \$210pw
- **Glenside**  
- 3BR Townhouse with Garage \$390pw
- **Payneham South**  
- 2BR Unit with Carport \$210pw

## AVAILABLE NOW

- **Fullarton**  
- 2BR Unit with Carport \$260pw
- **Malvern**  
- 2BR Unit with Carport \$230pw
- **Burnside**  
- 2BR Unit with Carport \$190pw
- **Hawthorn**  
- 3BR House with Garage \$320pw
- **Tranmere**  
- 3BR Unit with Double Garage \$420pw
- **North Adelaide**  
- 2BR Unit with Car space \$195pw

## Our Community



◀ The Eastern Property Rentals staff before the City to Bay Fun Run

The female staff all ran (some shuffled!) the entire 12km City-Bay Fun Run on Sunday 16 September. There were some sore muscles for a few days!

**Left to Right:** Karen Green, Tania Wundenberg, Lesley Toop, Paula McKenzie, Mandy Waterham.

## EPR Chit Chat



▲ Year 4 Soccer team – photo with Simon Goodwin. Left to Right: Ben, Ty, Sam



▲ Tyrin Wundenberg Year 4 Soccer team – photo with Roo.

After the last game of their soccer season, Tyrin's team (Yr 4 - Pembroke) had the privilege of meeting Crows AFL stars, Mark Ricciuto and Simon Goodwin.

## Footy Tipping Results

The hand-over of the coveted EPR Footy Tipping Cup - Last years winner (Tania) presenting to this years winner (Paula) who scored a brilliant 113.



## Acknowledgements

Thank you to our clients who refer new Landlords & Tenants to our office - we appreciate the ongoing recommendations.



*"Eastern Property Rentals - your local Agent since 1994"*

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