



we are property management

Metro Property Management Newsletter

Volume 40 | Winter 2017

Winter News

And just like that we are already through the first half of 2017. As usual the team and I have had a lot happening. Firstly, you will see our new branding. After 10 years I wanted Metro to have a fresh new look and feel. I wanted the essence of my passion and dedication for property management to shine through the new look of the brand.

Unless you are friends with me personally on Facebook, (which you are welcome to send a friend request) many of you won't realise the countless hours I contribute to the industry. From my appointment to the Andrews Government Family Violence Taskforce, work with the Magistrates Court on Recommendation 118 from the Royal Commission on Family Violence, the review of the Residential Tenancies Act which has been underway for the past 18 months and my current position as Director on the Real Estate Institute of Victoria Board.

I share the above with you because I want you to know that our knowledge behind the scenes is imperative to the strong legislation and management skills of your investment property. Collecting the rent is now one of the easier parts of the job.

In the past few months we have seen our sales arm Metro Property Sales achieve some amazing results for our clients. I am proud to see these results achieved in Carrum Downs, Croydon North, Seaford, Hillside & Pakenham. Whilst I never like to see a client sell a property, when they do and they are excited by the result - it is a great feeling.

We have also seen a couple of our long term team members say goodbye to us to take up their next adventures. Louise Tate and Ashlee Toll after a combined

time with Metro of nearly 8 years. We were sad to see them go, but I am very proud of their achievements and where their next adventures will take them.

During the past quarter we have seen a continual increase in rents across many suburbs. I know often we read in the media that every rental property is achieving rent increases on an annual basis, please be mindful that this is not the case and when reviewing your rent it is important that you compare apples with apples. With so many brand new properties coming to market every month, you must keep your property fresh and updated in order to compete. When was the last time you inspected your property? When was the last time you re-painted or installed new carpet? Are you budgeting for improvements? Some key questions to ask yourself. I am also happy to chat further with you to work out a maintenance/improvement plan.

Finally for me it is coming into birthday session for my family, where myself, my 11 year old twins, my 9 year old and my husband share a 4 week period where all our birthdays fall. Every year I say I will plan things better, but often that looks like me baking cupcakes at 11pm for the boys to take to school the next day, I am sure there are more than a few mums out there that can relate to that!

Until next time,

Leah Calnan
Director



International Women's Day Lunch

On March 8th we again hosted lunch to celebrate International Women's Day. The lunch was attended by over 360 people who came to support our nominated charity for 2017, Wear for Success (wearforsuccess.org.au). We were privileged to hear from some amazing and inspirational women, including Sadhana Smiles, Lucy Perry and Rabia Siddique. Each of these fabulous ladies made us proud of their life journeys and their achievements which were often not without struggle or difficult times. It was an absolute honour to be able to put on an event of this magnitude once again and truly help Wear for Success in their journey. **We are currently in our planning stages for 2018 so if you would like to be involved please contact us at events@metropm.com.au.**





Review of the Residential Tenancies Act

Thank you to so many of you for contacting the Andrews Government and providing feedback and your opinion on their 234 page options paper regarding the review of the Residential Tenancies Act. The Act was last reviewed in 1997 (I know where has the time gone?) and we saw a reasonable balance between the rights of the owner/landlord and tenant. Unfortunately many of the proposed changes could result in a very different outcome for the future landscape of property investment.

A couple of the proposed changes include;

- Removal of the 120 day no reason notice. This would mean owners would not be able to ask a tenant to leave a property unless they wanted to sell it or move in themselves.
- Tenants to make non-structural modifications to the property without the consent of the owner. An example of this could include painting the walls the colour of their choice.
- Introduce a pet bond (which I think is great) but allow the tenant to choose if they will pay for it or not.
- Introduction of long term lease agreements (5 years) but without prescribed provisions relating to exit options, rent increases and bond amount.
- Disclosure prior to the signing of the lease agreement if the property is going to be placed on the market for sale in the coming 12 months.
- Nominated rent reduction amounts should a property be placed on the market for sale.

Please be assured when we hear more from Government as to their position moving forward on these proposed changes we will let you know. I am all for the review of this legislation but any changes must be fair and reasonable for both parties. Without investors in the market place, Government would see even greater shortages in housing than they are already experiencing. Watch this space!

What's new at Metro



Metro PM Nominated Again for Real Estate Business Awards

We are excited to announce that Metro has been named finalists in two categories in the Real Estate Business Awards for 2017. Our Director, Leah Calnan in the category Property Manager of the Year - Metropolitan, and Leah's Executive Assistant, Katie Lancaster in the category Office Administrator of the Year. The winners will be announced at the awards night on Thursday 6th of July in Sydney. It is an honour to be recognised at these awards & we are looking forward to celebrating these achievements!

Metro Property Sales



1/ 2 Edna Street, Mount Waverley

Price: \$780,000 - \$850,000

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Located in a boutique complex of three and with appealing street frontage, this enticing two storey home will impress!



Call Merryn Schmidt on 0413 994 597, or visit metrops.com.au

Team Profile: Olivia Shannon



Position at Metro: Director of First Impressions

Lives: Burwood East

Hometown: Burwood East

What do you love to do in your spare time?

I play tennis

What is your favourite show/movie?

Friends

If you could live anywhere in the world where would it be?

New York or Sydney



Changes to Landlord Insurance Policies for 2017/2018

No change to the annual premium.

Pet cover is now included (note, cats & dogs owned by the tenant only).

The excesses have been reviewed at our request and in some areas reduced or deleted entirely.

Loss of Rent – NIL excess (previously \$250).

Water Damage from Burst Pipes, Tenant Default & Malicious Damage excesses remain at \$250.

Other Defined Events such as Fire, Storms, and Impact claims NIL excess.

Accidental Damage claims excess reduced to \$250.



Tax Changes for Investors Effective July 1 2017

As of July 1 2017, investors will no longer be able to claim tax deductions for travel expenses “related to inspecting, maintaining or collecting rent for a residential rental property”.

Whilst negative gearing remains available to landlords, rules are being tightened around what can be claimed, specifically related to travel expenses and depreciation deductions.

Under the new rules, depreciation deductions for plant and equipment items (such as dryers, curtains and ceiling fans) will only be allowed if the investor actually bought them. In the past, investors were able to claim deductions for all plant and equipment items in the property at the time of acquiring the asset, according to each item’s effective life.

For more information about what you can and cannot claim after July 1 2017, please contact your accountant.

* Please note, these changes are still to go through parliament.

Western Water - Tenancy Change Administration Fee

A \$25.66 “special meter read fee” is charged to landlords when a tenant moves into or out of a property Western Water supplies water to.

From 1 July 2017 the fee will increase to \$26.20 in line with inflation. The fee will also be renamed “tenancy change administration fee” to better reflect the service they provide when a tenancy change occurs.

For more information visit www.westernwater.com.au



Keep Up With Us On Social Media

Make sure you have ‘liked’ us on Facebook and are ‘following’ us on Instagram to keep up with all things Metro.



property **management** that's rewarding

Refer or transfer a rental property to us to manage and receive a \$250 EFTPOS gift card as a little thank you.

For more information, call or email today.

metro property management

T 03 9831 3000 | F 03 9836 3433
info@metropm.com.au
metropm.com.au

