

Welcome to the PB&A Newsletter where you will be provided with relevant and practical content. We are passionate about making sure you are getting the most out of your property investment experience and understand you don't have a lot of spare time to read long detailed articles. You will find succinct summaries in this newsletter that keep you up to date with only a small investment of time.

Number of
properties
PB & A leased
22

PB & A
Average Days
on Market
9

PB & A
Average
Rental Price
\$453

Perth Metro
Average days on
market
39

Perth Metro
Average Rental
Price (house)
\$360

PREPARING FOR WINTER

Winter is just around the corner and this means a higher risk of maintenance due to storm damage. In order to be proactive instead of reactive we have made contact with all our tenants and asked that they do a walk around their property to check on specific winter maintenance risks. Items may include fencing issues, signs of water damage or leaks to ceilings and eaves, full gutters and overhanging trees. We have listed below some recommendations of services that can be utilised to pro-actively prepare for winter and reduce the risk of unexpected maintenance.

Gutter cleaning:

A pre-winter gutter clean to ensure all gutters and downpipes are free from blockages and able to drain water. We have multiple gutter cleaning contractors who are able to attend to this task. Investment cost varies however on average you can expect it to fall between \$120 - \$180 depending on the property size, roof material and levels.

Air conditioning Shut Down:

Louis from West Oz Trades has offered the following winter special:

Evaporative System Winter shutdown - (PRICE INCLUDES AN OUTDOOR CANVAS COVER)

Full system check over of the evaporative ducted system, pads cleaned and deodorised, water pan cleaned of calcium, full component check over if issue is present and dropper and duct inspection. A waterproof canvas cover is supplied and installed to the system, ensuring less cold drafts through the house while acting to preserve the longevity of the system. Water and power to the unit will be isolated to ensure the system stays clean over the winter period.

\$280 Inc GST or \$160 Inc GST if the client already has a canvas cover.

Several of our other contractors have also provided a/c servicing specials, please contact your property manager if you would like to find out more and proceed with either an a/c shut down or service.

Gas Heaters:

Gas heaters can be a danger if not checked and serviced regularly as they can leak. We have contacted all Tenants about this as well to ensure they are taking responsibility for their own gas heaters. If you rent a property out with a gas heater and would like to have it serviced, Eddie from Air Gas Electrical has offered to service and check portable gas heaters for a cost of \$110. Please contact the office via email to office@peterbruhn.com.au if you would like us to arrange any of these services leading up to winter.

WIN A YEARS FREE PROPERTY MANAGEMENT

The competition entry period is from the 1st to the 30th of June 2020. As an existing Owner we will automatically put you in the draw to win, if you win and you do not want to proceed you have the opportunity to decline the offer and another winner will be drawn. The winner will be drawn on or before the first Tuesday at the completion of the entry period at 26 Banks Avenue, Hillarys, Wa, 6025. The draw will be recorded and posted to the Peter Bruhn & Associates Facebook Page.

To receive the Years Free Property Management Services, the owner/s of the Property selected as the winning entry, must agree to signing a two year Exclusive Management Authority with Peter Bruhn & Associates ABN 577 702 636. The first year will be free of all Management Fees, with the only fees the Lessor must pay to the Property Manager, being the amount of expenses specified in Clause 6.5 of the REIWA 'Exclusive Management Authority for Residential Premises' and Property Manager Fees and Expenses, being as per Item 7 (GST) and actually incurred by the Property Manager.

In the event that an existing client, with a current Management Authority with Peter Bruhn & Associates is the winning entrant, they will be required to sign a new two year Exclusive Management Authority in order to claim the prize.

PB & A RESULTS AND COVID - 19 UPDATE

The team here at PB & A are extremely proud to announce that we were the number one top leasing agency for the first quarter of 2020, as announced by REIWA in April. We plan to continue this trend throughout the year by working efficiently, being proactive and working closely with our clients to achieve positive outcomes.

As you know we have been negotiating our way through this challenging time. We have put measures into place to be able to still continue to conduct business in as normal way as possible, while still adhering to social distancing and hygiene guidelines recommended by the Health Organisation and our government. As the active number of cases of Covid-19 are changing we too are evolving our procedures to follow the recommended guidelines.

We plan to commence conducting physical routine inspections again soon and at this stage are aiming to start this by the start of June pending changing circumstances. At this stage we are looking at returning to our office in the second week of May but will still be continuing with a no contact policy until further notice.

We have been very fortunate in that we have had minimal interruptions to rental payments and our tenants have all been very transparent and cooperative in regards to their individual situations. You may have heard that currently tenants cannot be evicted, this only applies in certain circumstances related to the Covid-19 situation and by no means does this relate to every tenant.

If you have further queries please contact our office or alternatively you can visit the consumer protection website which provides a very informative guide to all of the current changes related to the Covid-19 Situation. Rest assured we will contact you direct if there is any circumstance relating to your property resulting from COVID-19.

HOW ELSE CAN WE HELP YOU?

Current Market Appraisals:

Leading up to the end of the financial year you may be interested to know what the current sales market value of your property is. Please feel free to contact our office and we can arrange a detailed sales report for you. We have an extensive network of reliable and reputable sales agents, we are happy to connect you to them if you are looking to sell.

Getting Connected when you move:

My Connect is a free utility connection service that is a great tool to use when moving home. It is a one stop shop for transferring all utilities. If you are interested in taking advantage of this service please contact the office and we can assist you further.

Cash Referral Bonus:

If you are happy with the service Peter Bruhn & Associates have provided and you recommend our services to a friend or family member you can earn a cash bonus up to the equivalent of one weeks rent of the referred property.

How it works:

- 1) You refer a friend or family to us if they are looking for a property management team.
- 2) We contact that person to see if we can be of service to them.
- 3) The friend you referred to our company signs a Management Authority with us to manage their property.
- 4) We contact you to let you know we have signed the Management Authority and when the property is leased we will send you a Visa gift card the equivalent of one weeks rent for the referred property.



MEET THE TEAM | KATHERINE SNEDDON

We are very pleased to welcome our newest team member Katherine to our team. Katherine has come on board as our Office Assistant as Emilee transitions into her full time Property Management role.

Katherine has come from a customer service background and has settled into the team beautifully, despite the challenges we have thrown at her with COVID-19 arriving at the same time she started.

Please welcome Katherine if you speak to her, we know you will love her as much as we do.