

PROPERTY MANAGEMENT UPDATE

Official client newsletter of Doyle Spillane Real Estate



Welcome to our March Property Management Update:

In this month's edition we will cover off on Routine Inspections and some of the things we are looking at/for when we come through the property



Easter Office Closures

Good Friday - Closed
Easter Saturday - Closed
Easter Monday - Closed

MARKET SNAPSHOT

IN THE LAST 30 DAYS

Number of Tenant Enquiries: 1596

Total Inspections Scheduled: 174

**Tenants Registered to Inspect:
869**

Applications Received: 176

Properties Leased: 46

Average Days Vacant: 11

Routine Inspections

Routine Inspections

Part of our job entails inspecting your property during your tenancy.

We will conduct a routine inspection at the property three (3) months into your tenancy and then approximately every 6 months thereafter.

You will always be advised in writing via email and SMS of the inspection date and time.

The main purpose is to provide a report to the owner that you are maintaining the property, and also to check for any repairs and make any recommendations to the owner.

Please see a detailed list of what we look for:

Inside the Property

- Walls/light switches/doorways and doors are clean from marks, carpets are clean and stain free
- Windows and screens intact/clean
- Kitchen area clean and oven/stove top is free of burnt on food
- Shower, bathroom and toilet, laundry and all tiling is clean
- All areas and rooms fully accessible (not locked)

Outside the Property – if applicable

- Lawns are cut/edged and maintained
- Gardens tidy and presentable/weeds removed
- Rubbish/lawn clippings removed
- Oil stains removed to carports, garages and driveways
- All areas, garages, store rooms etc all accessible
- Swimming pools/spa - water and sides/bottom are clean

If You Have an Approved Pet

- Any droppings are picked up and removed
- Any pet damage or rubbish scattered is repaired and cleaned up
- Ensure all/any dogs are properly restrained for the inspection

Photos - Also note that the inspection may also involve taking photos of any repairs required, and photos of the property.

It is our policy that we do not take photos of tenant possessions.

We also have the ability to do these inspections virtually, so if you are unwell just contact us and we can arrange.



HAVE YOU ENTERED OUR COLOURING COMPETITION?



Download a copy [here](#) and return to our office by 31st March

ARE YOU FOLLOWING US ON SOCIALS?



Doyle Spillane Real Estate



doyle_spillane



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