

Property Management Division  
187 King Street, Pukekohe  
P.O. Box 991, Pukekohe

P (09) 237 0099  
F (09) 238 3660  
www.propertylink.co.nz



# PROPERTY MANAGEMENT NEWS

## Zero Tolerance to Rent Arrears

We are implementing a new process to anticipate and handle tenants who are constantly in rent arrears. This will see a new process happening at the start of tenancy which will include tenancy induction pack. Tenant applications are approved on the grounds that we are confident that their rent will be paid on time and the property cared for. However, a minority of tenants still get behind in their rent, despite all of our screening procedures. As we do not know who this will be when we sign the tenancy agreements we need to advise each tenant of our Zero Tolerance Policy for late rent payments. Therefore we encourage everyone to ensure their rent is paid on time, so that our business relationship remains beneficial for all parties.

## Rent Review

Coming up in February is our 6 monthly rent review. This is done in February and August each year and concentrates on tenants who have not had a rent increase in the last 12 months. The rent increases will take effect 60 days later. Rent reviews are done throughout the year when tenants leave properties and new tenancy start.

## **DECEMBER RENTAL STATISTICS - 2011**

BRMS 1	\$230	\$205-\$257	9
BRMS 2	\$260	\$240-\$280	26
BRMS 3	\$320	\$300-\$360	38
BRMS 4	\$460	\$386-\$487	17



*Cass Putohe - Property Manager*  
Mobile: 021 404 189  
Email: cassp@propertylink.co.nz



*Jeanean Newton - Property Manager*  
Mobile: 021 404 164  
Email: jeaneann@propertylink.co.nz



*Beryl Bell - New Business Manager*  
Mobile: 021 404 183  
email: berylb@propertylink.co.nz

## Shortage of Rental Properties

Franklin area is experiencing a shortage of rental properties at the moment making it a great time to invest and expand your current portfolio. If we have problem tenants who are continually in rent arrears, they will be given notice and the property relet to more suitable tenants.

## Investment Property for Sale



Do it up, subdivide or land bank! Not for the faint hearted, this three bedroom home is just waiting for you to make your renovation ideas a reality. If DIY is not your thing, the approximately half acre of land in an almost square shape provides huge potential for it to be subdivided into several lots. Buy smart today to reap the rewards tomorrow!

Has current tenants paying \$300.00 per week.

Expressions of Interest over \$260,000

**Regards,  
Jeanean, Beryl, Shiona and Cass**

[www.propertylink.co.nz](http://www.propertylink.co.nz) for 24/7 information

To unsubscribe please send a reply to be taken off the email list