

Note to Self

23rd June 2011

Dear Owners and Investors,

Today I am going to brag at how much useless knowledge I have! The other day I was out when I got a call from a tenant to say she didn't have enough hot water and if I could send someone out. Luckily I was just around the corner and asked if it was alright to pop in. I just love tenants that have a spotless house when you drop in with five minutes' notice! I wandered out the back to see a enormous Saxon hot water tank that would be the original tank. I pulled up the pressure relief valve and could hear water running into the tank which is exactly what I had hoped it was going to be. It turns out that the tank hasn't been bled for ages and out of a 120 litre tank there would have been lucky to be 30 litres of water - the rest was air!

No electrician called out, no plumber called out, not even the handy man - just me! The owner owes me a drink next time I am in Perth!

I am starting to get the hang of this face book thing - I think! If you would like to be my friend, just search for Property Ladder Realty. I am going to post the news items to this site so you can keep up to date with what is happening here.

I know things have been tough here for the past few years, but some days I have to shake my head at some owner's logic. I had a great tenant who left to go to a house with another agent. I got a call from her the other day to say that she would like to come back to us and end the lease where she is now. The owner - against the advice of the property manager - has given them a \$30 increase.

The consequences of this are - they will lose a good tenant, the property will be vacant for a few weeks and they may actually get a lower rent than this tenant was paying in the first place! In times like this you have to hang onto good tenants - even the rubbish ones so long as they are paying and looking after the property. When the good times return - and they will, then you can start increasing the rent. On a good note, we get a great tenant back that will cause me no trouble at all.

Hope all is good in your world.

Linda