

# PROPERTY MANAGEMENT BULLETIN

SUMMER 2020 · ISSUE 08



FROM THE TEAM AT  
PRDNATIONWIDE  
PALM BEACH

Wishing everyone  
a safe, happy and  
healthy Christmas  
and New Year



Keep up-to-date with everything real-estate,  
your local community, get home  
improvement tips and more...

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## THE MINDSET TIPS WE NEED TO SURVIVE THE OTHER SIDE OF COVID

The ups and downs of 2020 have impacted us all in different ways. We are all going to look back on this time and have our own story to share. The good news is, as the weeks pass, there is hope that we are moving forward step-by step, as we become confident and more stable in our thinking process that we are getting on top of COVID.

However, as we start to move forward, it is important that we take a moment to reset our mindset. COVID has changed, controlled, impacted, unsettled and caused the largest global disruption in our history and for many, even when COVID has gone, we may still need time.

So, we want to encourage you to take the time now, to think about and start planning for the future. How are you going to come out the other side?

For those who are relying on mortgage deferments or government support relief, start now in mapping out a recovery plan, as it can be easy to fall into the trap of thinking 'the support will always be there'.

### FOCUS ON THE FACTS

It is often 'the uncertainty' that causes the stress and anxiety. Many economists are very positive in saying that overall, the property market is stable. Try not to let your mind wonder to the fearful uncertainty asking, how long will this continue for? Will COVID return? Take the time to switch off the news and focus on the facts. How is the market performing? What is the current vacancy rate? What are the average current rents? What are the average sales? What can you control right now?

### RESET

There are two-sides to every story. Why are some landlords coping with little effect and others are onset with panic? Some leading experts have shared that landlords who are feeling extremely nervous during these times, may have been taking too much risk or were already financially over-committed. While landlords who aren't feeling much change, could probably afford to be more resilient, placing them in a position of opportunity. There is also an alternative explanation, that the nervous landlords have simply been paying more attention to the headlines, which is not a good idea, given that today's uncertain environment is tailor-made for negative thinking. Every challenge in life is a time of reflection and a time to reset. If you have any questions, concerns, hesitations or just want reassurance during difficult times, our expert team is here for you. No question is too big or too small. We are here to help you build your property portfolio, wealth and confidence.

## 2020 LANDLORD CHECK

Before we know it, Christmas will be here. Unbelievable! Where has the year gone? Less than 55 days to go. While many of us may feel like 2020 has been a year lost in space, this is a reminder to not forget about your landlord checks. As your managing agent we have a duty of care to work in your best interest; to keep you updated and informed; to maximise your income; and work towards optimising your long-term capital growth.

Equally, as a landlord, you have a duty of care to your tenant/s to provide a fit and safe environment for the tenant to reside.

### QUICK LANDLORD CHECK...

Do you have landlord insurance? Many insurance providers have re-opened their insurance policy options again, so now is the time to act. Keep your property safe and make sure you organise an annual pest control inspection for white ants and schedule your smoke alarm and pool inspections if applicable. All costs are tax deductible.



## Christmas Activities on the Gold Coast

7 November - 24 December	Pacific Fair Christmas Workshops
4 December - 20 December	Movieworld White Christmas
5 December	Tugun Lights Up
6 December	Surfers Paradise Christmas Parade
10 December	Burleigh Carols by the Sea
24 December	Palm Beach Farmer's Markets - Visit from Santa



## TALK TO THE PROPERTY EXPERTS

### BUYING, SELLING AND PROPERTY MANAGEMENT

If you are thinking of buying or selling, feel free to give us a call

### Properties Recently Rented

27 Diplacus Drive, Palm Beach	\$900
154/31 Queensland Avenue, Broadbeach	\$550
11/5 Rolan Court, Palm Beach	\$420
3/6 Twelfth Avenue, Palm Beach	\$400
4 Love Street, Currumbin Waters	\$550
14 Twenty Eighth Avenue, Palm Beach	\$750

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