

McFarlane Property Management

Rental Roundup

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Dear Owner

This is the first of our proposed quarterly newsletters which is designed to keep you informed of important developments in the residential property market including changes in relevant regulations. Our aim is to assist as much as possible in any decisions you make pertaining to your property.

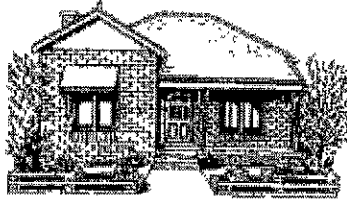
We will keep you advised of any changes to the Residential Tenancies Act, pass on observations about rental market conditions and other suggestions for your consideration.

This newsletter is also a means of keeping you informed of relevant improvements to our operations and will enhance our working relationship, which is necessary to maximise the benefits and minimise the problems from your property.

THE RENTAL MARKET Busy! Busy!!

January has been a very hectic month for letting. We have not been able to keep up with the demand for three bedroom houses in Hamilton, New Lambton, Cooks Hill, The Junction, Adamstown and surrounding areas.

Our vacancy factor throughout January was less than 2%.



Apart from responses to advertising in the Newcastle Herald, we have a constant stream of counter enquiries from prospective tenants. So if you know of any owner or owners seeking tenants (and quality management of course!), please point them in our direction. Regular contact with the University and other such larger organisations taps into a ready market of students and staff.

DO WE HAVE YOUR CURRENT CONTACT DETAILS?

Attached is an Owner Update form. If you change, or have recently changed, your postal address or place of business please complete the form and return it to our office. In the excitement of moving and dealing with all matters requiring immediate attention it is expected that advising us of your details might slip your mind.

It is absolutely critical though that all our records are accurate.

It is possible that a situation may arise that requires your urgent instructions. It's all part of being able to provide the best possible service.

NOTE: The Owner Update form should also be used if you change your bank account details - you can fax it through to us on 65 3163.

GOING AWAY?

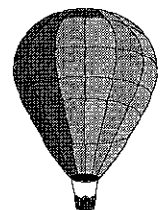
Can you please add us to your list of people to inform! Just in case! Our experience suggests that Murphy's Law comes into play. Sure as you don't leave any contact details...something goes wrong! (But we'd only bother you if it was considered absolutely necessary of course).

STAFF ADDITION

To maintain, indeed further improve our quality of service, we are engaging a part-time assistant.

DROP IN ANY TIME

If you are in the Hamilton area feel free to call in and say hello.



Leah Jay