

ISSUE  
AUG – SEP  
2023

# THE INVESTOR



## COMMUNITY SURVEY

NOW... IS YOUR CHANCE,  
TO HAVE A REAL SAY FOR PM...  
AND YOU COULD WIN \$500

> YOU CAN ONLY ENTER ONCE <

As the original publishing company of this newsletter (founded in 2000), we have been asked by a community housing department to conduct a survey on behalf of the industry that is represented by agencies, business owners, PM team members, tenants, landlords and anyone, who is being affected by our current economic times, and worldly events that we are facing right now.

There is just one (1) quick question that you need to answer:

1. What are the biggest challenges that you are facing right now?

To thank you for taking the time to participate in this survey, by answering our one (1) quick question, we will offer one lucky participant, a \$500 gift card.

The winner will be chosen by an impartial number randomiser, on Monday, 11 September.

Feel welcome to share the below survey link with your family, friends, and work colleagues, so they can have a chance to win.

< SURVEY LINK BELOW >

<https://www.ppmgroup.com.au/polls/survey/110/>



DO YOU  
REMEMBER  
THE GOOD OLD DAYS?



## PROPERTY MANAGEMENT HAS BECOME MORE CHALLENGING THAN EVER

With all the current economic challenges, constant changes to legislation, and worldly events that we are facing right now, including our article on 'The Explosion of Meth'... we thought that we would start this issue of the newsletter by reflecting on how property management used to be.

Some of you reading this newsletter may not remember when property management was different and easier.

It was often an inexperienced office receptionist, who would take on the role of the Property Manager, as the laws and legislation back then, were simpler than they are today.

If you wanted to view a rental property, the Office Receptionist would ask the interested tenant for a \$50 cash deposit and hold their driver's licence, until the keys were returned. If the tenant/s were successful in securing the property; the Office Receptionist would use a typewriter to prepare the Tenancy Agreement, using carbon paper to create a duplicate copy. They would hand-write the property condition report and ask the tenant for two (2) weeks rent in advance and four (4) weeks bond; by way of cash or bank cheque, to ensure that cleared funds were received before handing over the keys to the tenant to move into the property.

A camera would be used to take photos of the property. You would go to the local Kodak shop to have them developed. If you needed to talk to the Landlord or Tenant, you would pick up the office phone to call them, and more often than not, you would have to leave a message on their answering machine. You would inspect the property twice a year, and report back to the Landlord with a hand-written report that was delivered by Australia Post. Any maintenance that would be required at the property, would be hand-written into a carbon copied maintenance request book. The tradesperson would visit the office, to collect their copy of the request, and pick up a set of keys to access the property. Accounting to the Landlord at the end of the month, involved hand-writing cheques, and then a staff member would walk to each bank branch to deposit their rent into the nominated account. The staff member would receive an official stamp or record slip from the bank to confirm the payment had been received.

And now, we fast-forward to 2023. Where it is difficult to find good property managers, as they are leaving the industry on a daily basis due to the increased complexity of the tasks and roles that they are required to perform, while also trying to balance and serve the needs of their landlords and tenants, who are both experiencing financial pressures, as well as, housing and health pressures due to the Government not stepping up to help. ■ P.T.O.

# THE EXPLOSION OF METH OR ICE AS WE KNOW IT... IS A REAL EPIDEMIC NOW A MUST-READ!

Some time ago, we wrote about the importance of meth screening to detect the residue levels of ice within rental properties. Experts in this field, have stated that high levels of ice contamination residue, can have long-term health effects on those who live within a property.

The use of ice has become a global epidemic. In Australia right now, it is ruining the lives and families of many. Not just in capital cities, but there is also an explosion of ice use, in regional towns.

The smoking of ice is also destroying the hopes and dreams of some property owners, who have invested their life savings towards purchasing a rental property; to create wealth, and a sense of security for their retirement funds.

The media has recently shared one story of a Brisbane property owner, who has been in a two (2) year battle with NRMA Insurance over a settlement amount, because of the alleged damage caused by her ice-smoking tenants, who allegedly, used the property as a crack house.

The owner lodged a claim with NRMA Insurance under their malicious damage clause, where NRMA Insurance approved and agreed to pay for the costs.

However, the property owner claims that when they requested for NRMA Insurance to have the property tested for meth contamination, NRMA Insurance initially refused, which resulted in the property owner having to organise independent testing.

There were also discrepancies from different stakeholders, as to how much it would cost to fix the problem and warranty challenges for the repairs.

NRMA Insurance wanted to offer a cash settlement, because the preferred builder, warned that they could not provide a warranty for the repairs.

The National Association of Methamphetamine Contamination (NAMC) is the governing body that defines the standards and protocols for testing and decontaminating the rising number of properties, that are being affected by methamphetamine contamination throughout Australia.

The NAMC Board of Directors represent each relevant industry sector, including Meth Testing, Meth Decontamination, Training & Hygienist Services, Lab Analysis and Research.

The guidelines and codes of practice relating to methamphetamine contamination levels can be confusing to the average property owner; especially when there are several States involved, as well as law enforcement agencies being able to give directives on what the process should be. Before any person can investigate or act regarding a property that is suspected of ice contamination; a police officer or forensic chemist must attend the site to determine the nature and extent of the potential hazards.

The Clandestine Drug Laboratory Remediation Guidelines were written by the Attorney General's Department, and the ACC, with the assistance of industry and government specialists, as outlined in the link below.

<https://www.namc.org.au/wp-content/uploads/2020/09/clandestine-drug-laboratory-remediation-guidelines.pdf>

These guidelines and codes of practice, ultimately determine if a property is safe for habitation, and what must be done, by the property owner to clean up the mess.

The NAMC's mission is to review, promote and lobby for legislation and standards to provide safe and healthy living environments for the housing community.

Understanding these guidelines and facts about how methamphetamine contamination in a property can impact your health, is important to everyone.

*Source: News Corp Australia Network, The Courier Mail Qld, news.com.au and the National Association of Methamphetamine Contamination's website www.namc.org.au*

It would be best, if you did not act solely based on the material contained within this newsletter. The information and statements herein, are general comments only, and do not constitute or convey advice per se. The ppm | group suggests that you seek independent and professional advice, before making any decisions or acting on this information. © International copyright. Published by the ppm | group (www.ppmgroup.com.au)

## PROPERTY MARKET

### FOR RENT

15 Columbus Court, Sunrise Beach -

\$930 per week available now

## PM NEWS UPDATE

There's been plenty of movement in the rental market lately with a lot of new investors coming on board.

We're also starting to see a few more workers/tenants moving back to the Noosa region which is great news.

We anticipated the Mid & Post Covid rental prices may not be sustainable moving forward and we are now seeing a slow but steady decrease in rental prices which also goes hand in hand with the affordability for the people moving and/or returning to the area.

The prices are still high but certainly not as high as even 6-8 months ago and we are seeing weekly drops in available rentals or overpriced properties staying vacant a lot longer than we have seen for a while.

## SUDOKU COFFEE BREAK

Every row & column, and 3X3 box, must contain the numbers from 1-9

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## TALK TO US

### THE PROPERTY EXPERTS

BUYING, SELLING AND  
PROPERTY MANAGEMENT

CALL US IF YOU NEED  
ASSISTANCE