

# Newsletter

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## RECENT RESULTS



**Market Conditions** Both rental and sales properties have had high demand in the latter half of 2020, and this shows no sign of changing anytime soon. Many more prospective tenants are viewing and applying for rentals. More buyers are in the market than usual and they are making offers earlier, and at better values than previously. Some demand is from locals, and new arrivals from larger cities are making up a higher percentage than in pre-pandemic times. With so many areas of the economy affected by COVID19 it's nice to have some positive news for landlords and vendors.

**NSW Water Bills** Please ensure these are sent to us within a week of you receiving them, and with it noted clearly whether:

- (A) You have paid it and are seeking reimbursement from the tenant for the usage, or
- (B) We are to pay the bill for you - regardless of whether the tenant is liable for the usage or not.

**NB:** Tenants cannot be asked to reimburse owners for water bills older than 3 months

**NigelHorne**  
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### CANS FOR CANCER (C4C)

C4C collect cans and bottles for deposit into the reverse vending machines with proceeds going to the Cancer Council, Border Relay for Life, and Albury Wodonga Regional Cancer Centre.

We all bring in our household cans and bottles for the weekly collection at the office. Every can & bottle is a donation of 10c to a worthy cause.

For more details please visit the Cans For Cancer Facebook page.

### Inspection Express

Commencing this month we will be using a new program for routine internal inspections. Landlords will receive a new report with photos and notes from each inspection.

Internal inspections are done 3 months after a new tenant has moved in, and then usually every 6 months thereafter. Tenants who have been in occupation for a lengthy term may have a longer timeframe between inspections.

Monthly external "drive-by" inspections, and vacating inspections will not be affected.

### Office Hours

**9am to 5pm Monday to Friday**

Viewings of sales properties on Saturdays are by appointment.

After Hours emergencies are dealt with whenever they occur.

**Your next monthly statement will be processed on Monday 1st March.**

### NSW Smoke Alarms

We have recently changed to a local smoke alarm compliance company, BCMC.

They do your smoke alarm compliance, blind cord compliance, safety switch testing, and air cond cleaning for only \$99 p.a per property.

Information regarding this was emailed to all NSW owners on 22 January.

**NB: All owners have been included in this service, unless you have contacted us to OPT-OUT.**

### HONEST, PROFESSIONAL & ATTENTION TO DETAIL

I have purchased and sold homes every year for almost 10 years. I have worked with many agents and my experience with Nigel was very positive.

I would highly recommend Nigel's communication and negotiation skills. He was prompt with returning emails, fair with negotiations and eager to please both the Vendor and the Purchaser to achieve a positive outcome.

I would highly recommend Nigel should you be selling, renting or purchasing your next property.



*Leah Koschitzke*



**Nigel**



**Elaine**



**Melissa**



**JD**

