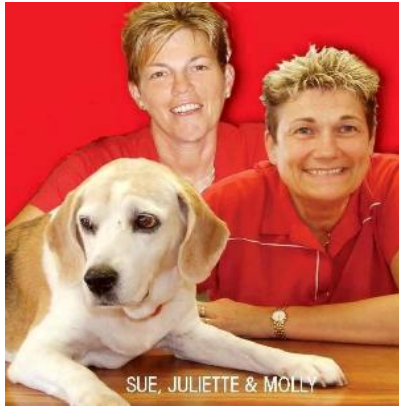


...your shot of property
management news for
December 2010
and January 2011



Make it through the holiday period in one piece!



Spread the load

Make the pre family arrival cleanup a less arduous process and off-load a little of that cleaning onto the smaller members of the household. Create a job jar where everyone can choose a job for the day, or make one person the 'king or queen' of a room that they are then solely responsible for. While standards might have to be lowered slightly, it can also help make the holiday a more collective experience and create a sense of achievement when you make it through to the other side!

Create memento boxes

Every year birthday cards, kids artwork, photos etc tend to pile up and then get moved around the house, systematically getting larger as the year progresses. Make the time this holiday period to organize it all into individual 'memento' boxes, cutting the clutter and providing a fun family event to organize and work through the boxes together.

Make a 'magic' watering system

An easy to make gravity-feed watering system provides moisture for several plants at once. Just fill a large jug with water, and set it on a surface higher than the plant. Cut lengths of cotton or polyester rope that will reach from the bottom of the jug to the soil surface of the plants. Place one end of the rope in the jar and the other so it's resting on the soil. It will drip feed as the plant needs water. And you come home to happy plants! For the outside garden, a layer of mulch will help keep the earth damp if going away for a week or so.

Craft that personal touch

Handmade gift cards can really add that personal touch to a Christmas present. Anything can be used, from bits of shell on the beach, to beautiful patterned paper that can be found at your local craft shop. Get inventive!



There are some companies that help make the world tick without being showy about it. IP Payments is one of those companies, providing technology which powers payment processes for organisations as large as Westfield and Fitness First. In 2010 IP Payments made Smart Company's 'Smart 50' list of companies to keep your eye on. They even have a real estate service powered by their award winning technology, called iPayRent - helping keep your investment property at zero arrears! [For more information visit www.ipayrent.com.au](http://www.ipayrent.com.au)



iPayRent

Dear valued clients

We would like to take this opportunity to wish you and your family all the very best for Christmas & the New Year .

Our offices will be closed from 12pm on the 23rd December 2010 until 4th January 2011.

Happy Holidays!



Did you know? 'Hello' wasn't always the first thing said over the phone. The inventor of the telephone Alexander Graham Bell initially used 'Ahoy' as the formal greeting when the first operating phone service was established in 1878.

Juliette

Choose your new tenant wisely



One more good thing to arrive in Santa's stocking over the Christmas holiday season is the opportunity it will deliver to choose your tenant.

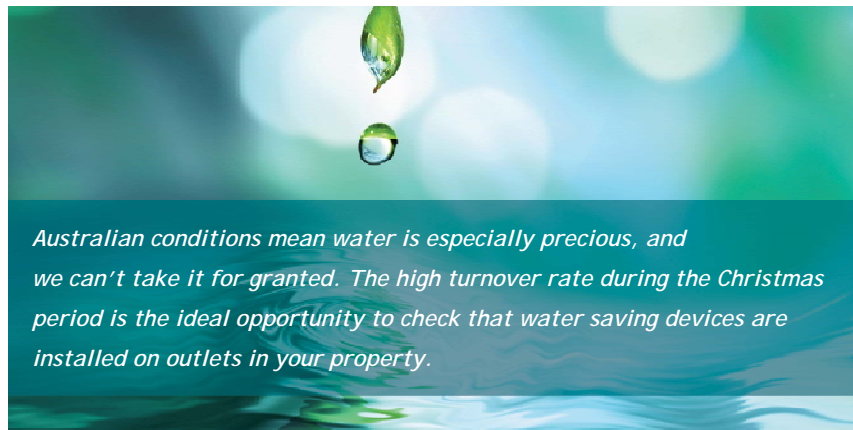
Typically the busiest time of year for moving house, the usual suspects include families relocating either after or before the school year starts or University and TAFE students moving home for Christmas to save on rent money - they'll move out again just before their year begins in February.

This is a great opportunity for landlords to choose the right tenant for their property. With more people moving, there are a higher amount

of applicants for rental properties, therefore delivering you a wider range of choice.

This really allows you to nitpick your ideal type of tenant - whether it be the executive couple with no children, or the friendly large family that will treat your property as their home.

And to make this a gift that keeps on giving, why not adjust the term of the tenancy agreement to fit the holiday season. That way the end of the tenancy agreement will fall due during the busy holiday season again next year, bringing another great supply of choice tenants. Enjoy!



Australian conditions mean water is especially precious, and we can't take it for granted. The high turnover rate during the Christmas period is the ideal opportunity to check that water saving devices are installed on outlets in your property.