



Let's kick those property financial goals! Start smart in 2026 for a year of success.

by Arita Walker

You blink, and suddenly January is behind us!

We've kicked off the year on a high note with the exciting addition of Kerry Crosswell, Senior Property Manager, to the Pearl Property Co team. Finding the right fit was a careful, considered process, and we're thrilled to welcome Kerry onboard. Over the coming weeks, she'll be transitioning into the portfolio I've personally managed over the past six months, ensuring a smooth and seamless handover.

We also welcomed Imogen to the team in front of house and we are farewelling Brooke our Assistant Property Manager.

This month we are talking about proactive maintenance for the year ahead.

Reactive repairs can quickly blow out budgets and disrupt rental income. By contrast, proactive maintenance helps spread costs, prevents small issues from becoming expensive problems, and protects the long-term value of your investment. A simple 12-month maintenance plan is the best place to start.

Set aside a small portion of rental income each month, schedule routine tasks like gutter cleaning, tree pruning and servicing of items such as hot water system, a/c systems, garage doors. The payoff? Fewer emergency call-outs, more predictable cashflow, and happier tenants. Not to mention a well maintained property which improves the capital value of your asset not just the rental returns.

Reactive maintenance is sometimes unavoidable and that is why we have a range of trusted and reliable contractors on call, however where possible it is a much better investment experience if you budget for preventative and proactive maintenance.

I can hear you thinking, great in theory but this all costs me and interest rates are still causing me pain. If you are not in a position to attend to multiple items over the year, just pick one or two. Gutter cleaning will be a higher priority for some than others depending on the property itself. Focus on the item at your property that will save you the most money if you avoid the reactive outcome.

For example, if you don't even know the last time your hot water system was serviced, or if it is a new system in the last year or two, get the service done on the hot water unit first.

If we have a plumber attending to service the unit, let us have them check the taps while they are there. As your property manager, when we are sending a trade on site, we usually check with the Tenant if there is any other little niggles they have noticed that can be attended to at the same time before it becomes a bigger issue and requires a separate call out.

By prioritizing proactive maintenance, you become a smarter investor. You avoid financial headaches, extend the life of your property, and ensure a smooth rental experience for your tenants.

We're always just a call away, let us help you stay ahead of maintenance and keep your property running smoothly all year.

