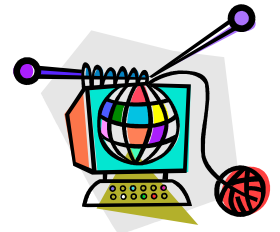




Candice Crosby, Amber Miller, Bernadette Cameron & Sian Archer
Email: rentals@brownsplainsrealestate.com.au

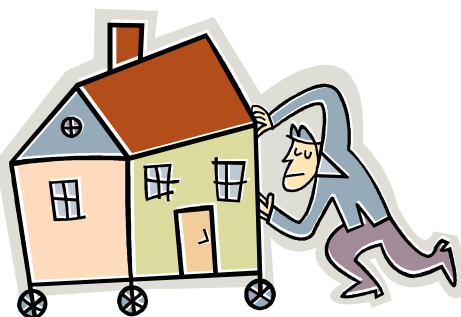
OUR NEW LOOK WEBSITE

We are pleased to announce the launch of our new look website, www.brownsplainsrealestate.com.au. It is now much more user friendly and incorporates some innovative features. All our listings now include google maps which pin point the exact position of the property displayed. Three for rent or for sale properties are now featured on our home page and these can be rotated at anytime. An alert facility allows our latest listings to be delivered directly to your inbox and you can now access our monthly landlord and quarterly tenant newsletters from our home page. Our clients are sure to appreciate the improvements.



TRANSFERRING YOUR PROPERTY WITH A CURRENT TENANCY

Some landlords believe a property cannot be transferred to another management agency while a tenancy is in place..... **Yes it can.** As soon as you contact Browns Plains Real Estate and authorise us to manage your property, we will arrange everything for you. There are no fees or charges to change agents and the transfer of all documentation is handled for you. We approach the tenants with care and respect and advise them on all procedures for the transfer. We arrange a time to meet and greet the tenant/s to re-assure them of our policies, procedures, transfer of rent payments and also to become familiar with your property. We conduct a routine inspection and advise you of the current condition of your property. We review lease agreements, any rent increase that may be warranted and discuss the current status of your property with you. We also advise on what we can do to maximise your rental return. The transition is smooth and easy and we believe you will notice the change for the better immediately. Please contact Business Development Manager, Candice Crosby if you would like to transfer your property to Browns Plains Real Estate.



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PROPERTY INVESTOR NEWSLETTER

OCTOBER 2010



Regents Park
\$357,000



Boronia Heights
\$330,000



Regents Park
\$318,000

RECENT SALES



POOL SAFETY BILL INTRODUCED IN PARLIAMENT

The Building and Other legislation Amendment Bill (No. 2) 2010 was recently introduced into Parliament by the Minister for Infrastructure and Planning, Stirling Hinchliffe. It is the second stage of reform to pool safety laws and will introduce a range of measures aimed at eliminating child drowning in pools throughout the State. The legislation will impact on property owners as it will introduce mandatory pool safety inspections that will be triggered by the sale and lease of properties with pools.

The legislation will apply to shared pools (such as in unit complexes) and non shared pools (typically houses). The key requirements are summarised below:

*** Sale of property with non-shared pool**

Requirements for the seller to provide to the buyer either a pool safety certificate or an approved notice that the certificate will not be provided prior to settlement, in which case the buyer will be required to obtain the certificate within 90 days of settlement.

*** Lease of property with non-shared pool**

Obligation for the pool owner to provide the certificate prior to entering into an agreement with the tenant.

*** Sale/lease of property with shared pool**

Requirements for the seller/owner to provide to the buyer either a pool safety certificate or provide to the buyer and pool owner (body corporate) an approved notice that the certificate will not be provided prior to settlement. The body corporate will be required to obtain the certificate within 90 days of entering the agreement. There will be an exemption period relating to obtaining of the certificate for pools not associated with short term accommodation, expected to be two years after commencement. For short term accommodation, the exemption date is expected to be six months after commencement.



The Bill does not specify a commencement date, but the government has previously published its objective of having these new laws in place from 1 December 2010. The REIQ has been involved in the consultation process and will work with other primary stakeholders including the Queensland Law Society and Local Government Association to ensure that if 1 December remains the preferred date, the necessary resources can be available to cope with these changes.