

**PROPERTY INVESTOR NEWSLETTER**

**DECEMBER 2010**



Candice Crosby, Amber Miller, Bernadette Cameron, Sharon Hildrew  
Email: [rentals@brownsplainsrealestate.com.au](mailto:rentals@brownsplainsrealestate.com.au)

**MERRY CHRISTMAS TO ALL OUR VALUED CLIENTS AND YOUR FAMILIES**

During the Christmas period our office will be closed from 5pm, Thursday 23rd December 2010 and we will reopen again on Tuesday 4th January 2011 at 8.30am.

We have several trades companies working on call over this period to support any urgent maintenance that may arise.

Mid month December will be run as normal on the 15th December 2010. End of month December will be run on the 4th January 2011 with December statements being issued on this day.

We would like to take this opportunity to thank you for your support this year and we look forward to continuing our relationship in 2011. Merry Christmas from all the staff at Browns Plains Real Estate.



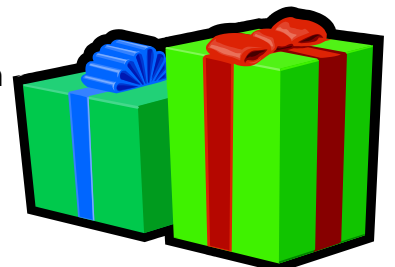
**PROPERTIES  
RECENTLY  
RENTED**



- Boronia Heights \$365.00  
4 bedrooms, ensuite, double lock-up
- Heritage Park \$450.00  
4 bedrooms, ensuite, double lock-up
- Regents Park \$365.00  
4 bedrooms, ensuite, double lock-up

**TRICKY CHRISTMAS GIFTS FOR YOUR FAMILY  
& FRIENDS**

Make Christmas Day that much more exciting for you and your family by going an extra step and disguising any obvious shapes when wrapping. Use empty paper towel or toilet paper rolls to disguise presents like necklaces, ties, belts and even gift certificates. Put odd shaped gifts like tennis rackets into a box, or even just add padding under the wrapping to make the shape even more odd! For light gifts maybe add something heavy to completely throw them off. Happy Holidays!

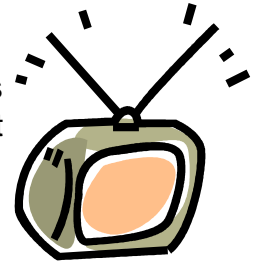


**PROPERTY INVESTOR NEWSLETTER**

**DECEMBER 2010**

**DIGITAL TELEVISION ANTENNAS FOR RENTAL PROPERTIES**

The Australian Federal Government is preparing to shut down analogue television broadcasts in favour of digital. So what are the legal obligations a lessor must meet to ensure the rental property's antenna can pick up digital signals? The answer to this question is not clear cut.



Under the Residential Tenancies and Rooming Accommodation Act 2008 lessors must ensure the premises and inclusions are maintained "in good repair". What this means is that if lessors have provided a television antenna that receives transmissions at the start of the tenancy, then that should be maintained throughout the entire occupancy. This however does not necessarily mean that the lessor must automatically upgrade systems or include enhancements such as cable installations.

According to the Australian Federal Government ready website, many existing antennas will be able to receive digital transmissions without any problem. In some cases, an antenna will need to be upgraded because the new digital channels are in a new frequency band or because the antenna is older or not in good condition.

For existing tenancies, if an antenna cannot receive digital signals and the analogue service is to be turned off, the most appropriate option is for the parties involved to negotiate about the enhancement or replacement of the antenna.

Ultimately, if no agreement can be reached and a tenant considers there has been a breach of the agreement, then they can apply for dispute resolution assistance and if unresolved an application can be made to the Queensland Civil and Administrative Tribunal for a decision about the matter.

**NEW STATE POOL LAWS—COMMENCING 1 DECEMBER 2010**

I wish to inform you of the new State Government laws with respect to swimming pool fencing that has now commenced—1st December 2010.

If a property that has a pool or spa is leased or sold— A Pool Safety Certificate will be required in this respect from a licensed Pool Safety Inspector.

For pools under a body corporate (i.e pool on common property that is 'shared') - these State laws are applicable 2 years from 1 December 2010.

Pool Safety Certificates—The term of a Pool Safety Certificate is 2 years for a non shared pool and 1 year for a shared pool.

Registering your Pool—Owners of pools need to register their pool on the State Pool Safety Register within 6 months from 1 December 2010.

There will be no exceptions and all investment properties with a pool require this Pool Safety Certificate.

If you have any questions please call your Property Manager on 3800 3322.

