

PROPERTY INVESTOR NEWSLETTER

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HAPPY NEW YEAR TO ALL OUR VALUED CLIENTS

Neil Giles and the team at Browns Plains Real Estate would like to wish all their valued clients a Happy New Year. We had another great Christmas party for 2010, celebrated at the Calamvale Hotel.

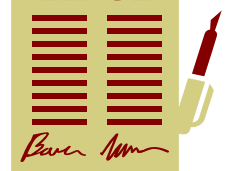
We must say goodbye to Sandy Panoho - Sales Assistant who has been with Browns Plains Real Estate for five & a half years. We all wish Sandy the best for the future.

We welcome back Sharon Hildrew—Property Manager. We are sure that all investors will be happy to see Sharon back, she is extremely excited about being back full time to manage your properties.



LEASE

PROPERTIES RECENTLY RENTED



Heritage Park	\$355.00
4 bedrooms, ensuite, double lock-up	
Logan Central	\$280.00
3 bedroom townhouse, ensuite, single lock-up	
Hillcrest	\$325.00
4 bedrooms, ensuite, double lock-up	
Berrinba	\$390.00
4 bedrooms, ensuite, double lock-up	

Boronia Heights	\$330.00
3 bedrooms, ensuite, double carport	
Doolandella	\$320.00
4 bedrooms, ensuite, double lock-up	
Heritage Park	\$315.00
3 bedroom duplex, ensuite, single lock-up	
Regents Park	\$330.00
3 bedrooms, 1 bathroom, single lock-up	

HOW TO AVOID TENANT TROUBLES

Make your property attractive to good tenants

A rental property that's well presented and easy to maintain is more likely to attract good quality tenants.

Tenants are also more likely to take pride in a well-presented property and treat it as if it's their own. Nobody wants to live in a house that has shabby carpets, an unruly garden and is in need of repair.

Obtain landlord insurance

Tailored landlord insurance provides a safety net for landlords if their tenant does the wrong thing and maliciously damages their property or stops paying the rent.

Unfortunately even the best tenant can accidentally damage a property or fall behind in their rent. Landlords should choose a comprehensive and secure policy that covers them against malicious and accidental damage as well as loss of rental income if the tenant absconds or leaves a property unable to be re-let while damages are repaired.

The policy should also provide cover if a court orders a tenant's eviction or terminates the rental agreement due to tenant hardship.

ROUTINE INSPECTION REPORTS

Our routine inspection reports are general advice only. We advise that all Clients should arrange annual inspections by licensed inspectors & licensed tradespersons.



Please note our routine inspection reports are not prepared by a Building or Pest inspector licensed under the Queensland Building Services Authority Act 1991 or pool safety inspector licensed by the Pool Safety Council, and as such does not constitute a Building or Pest Inspection Report or Pool Safety Report.

Our report is solely for the purpose of ascertaining the suitability of the Property for rental.

All Owners should ensure Local Government inspections have been carried out to confirm compliance with the Building Act 1975 & Building Regulation 2006 as amended with respect to pool safety standards.

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