

**PROPERTY INVESTOR NEWSLETTER**

**MAY 2011**



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We hope a wonderful Easter was had by all our Investors and their families. We are feeling the effects of all the chocolate we ate!  
Please be advised Browns Plains Real Estate will be closed on the following days:  
**Monday 2nd May 2011 and Monday 13th June 2011 due to Public Holidays**



**Act as if what you do makes a difference. It does.**  
Quote by William James—Philosopher

**PROPERTIES RECENTLY RENTED**

Springfield Lakes	\$320.00	Regents Park	\$340.00
3 bedrooms, 1 bathroom, single lock-up		3 bedrooms, 1 bathroom, single lock-up	
North Maclean	\$400.00	Coopers Plains	\$380.00
3 bedrooms, 1 bathroom, 4 car accom, pool		4 bedrooms, ensuite, double lock-up	

**VACANCY RATE MARCH 2011 0.4%**

**RENTAL BONDS**

Bond is a security deposit which is held in case the tenant does not meet their obligations under the tenancy agreement, for example if they damage the property or fail to pay rent up until vacate date.

The maximum amount of bond payable for a property rented at \$700 per week or less in Queensland is four times the weekly rent.

When a tenant vacates, if the property is returned in the same condition as it was found, as per the Entry Condition Report (fair wear and tear excepted), all their obligations have been met and the rent is paid up until vacate date, the bond has to be refunded.

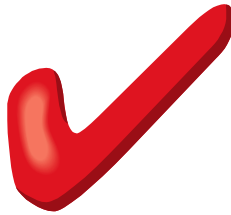
**It is important to understand that the bond money does not automatically become the lessor's money when it is paid by the tenant at the beginning of the tenancy. It remains the tenant's money, held in trust by the RTA until the tenancy ends.**

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**PLEASE NOTE:**

Browns Plains Real Estate is a member of the TICA Default Tenancy Control Pty Ltd. Australia's largest and most widely used tenancy database.



ALL APPLICANTS ARE SEARCHED THROUGH THIS DATABASE BEFORE APPROVAL.

**QUESTIONS**

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There are many questions to which you may not know the answers. If you have a topic of interest that you would like us to write about in our monthly newsletter, send us an email outlining your query to **rentals@brownsplainsrealestate.com.au** and we will try to answer these for you.



**IS YOUR PROPERTY WINTER PROOF?**

It wasn't a hot summer, so chances are we are in for a very chilly Winter! With this in mind, It is a good idea to check your investment property is Winter proof. Specifically you may want to check on the following;

- Roofing / Guttering – With the cold also comes the rain. This is definitely one maintenance item that is best dealt with when the weather is still good enough to work outdoors in.
- Heating - If the heating in your investment property is not being regularly maintained, it increases the risk of something going wrong.
- Insulation - Insulating your roof or ceiling will help keep your property a pleasant temperature, save money on energy bills, and pay for itself over time.

An investment in your home is an investment for the future. Remember too, come tax time, many maintenance items are often tax deductible. Contact your Accountant for further details.

**NEIL'S SPOT ON THE MARKET**

The market within the last 16 months has dropped in some cases by 10% since the withdrawal of the First Home buyers boost grant. Rental prices have remained firm during the same period, so this is a fantastic time to add to your investment portfolio.

We currently have properties on our books that are returning over 5% on your investment together with the future long term growth for the area, it makes sense to act now.

If you require any further information please contact me at anytime.

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