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RECEIVE YOUR STATEMENTS BY EMAIL

We now have the facility to email through your monthly statements so keep those email addresses coming, we can all do our bit for the environment.

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January is traditionally slow for rentals due to the Christmas/school break, as evidenced by our higher than usual vacancy rate. If you had a rental that was available in January it may have taken a little longer to rent out. We thank you for your patience.

PROPERTIES RECENTLY RENTED

Regents Park \$330.00 per week
3 bedrooms, 1 bath, no car accommodation

Heritage Park \$350.00 per week
4 bedrooms, 1 bath, double lock-up



Sustainability Declaration Information—if you are to sell

A sustainability declaration is a compulsory checklist that must be completed by the seller (vendor) when selling a house, townhouse or unit. It will be required as part of the sale from 1 January 2010.

Properties that have a greater number of sustainability features can have lower operating costs and be more energy and water efficient. They use less energy for heating and cooling, generate fewer greenhouse gas emissions, use less water—and best of all, are more comfortable to live in.

Sustainability features such as access and safety also mean that the property will be suitable for owners during their various life stages and will reduce the need for costly future upgrades. The checklist will identify the property's environmental and social sustainability features in four key areas: energy, water, safety & access.

It will increase the awareness and marketability of the dwelling's sustainable building features and will act as an incentive to improve the sustainability performance of Queensland's 1.6 million existing homes.

For those homeowners who have already taken steps to improve the sustainability of their property, this means that the environmental, social and financial benefits of those features can be recognised when the property is on the market.

QUEENSLAND CIVIL AND ADMINISTRATIVE TRIBUNAL

If we do need to attend tribunal for your property it is now heard at the Queensland Civil and Administrative Tribunal.

Some key changes to the Tribunal process include:

- the amalgamation of a number of Tribunals, including the Small Claims Tribunal, to form the one 'super-tribunal'
- the limit for disputes has been raised from \$7500.00 to \$25,000, however disputes about rental bonds above this amount can still be heard by QCAT
- 'claimants' will now be referred to as 'applicants'
- tenancy matters will be heard by adjudicators, who are lawyers with at least six years experience (exceptions to this are in regional areas where Magistrates may still preside over hearings)
- Tribunal orders will be published on the Supreme Court Library website
- reasons for written decisions and transcripts of hearings are available from QCAT on request
- appeals against decisions can be made on errors of law, fact or a combination of both

Please contact your Property Manager if you have any queries regarding these changes.



INVESTMENT PROPERTIES FOR SALE

Crestmead, \$312,000, 4 built-in bedrooms, 2 way bathroom, lounge, dining/family room, single garage, long term tenant would love to stay.

Regents Park, \$327,000, 3 bedrooms, 2 way bathroom, single garage, covered entertaining deck, walk to shops and schools.

Heritage Park, \$525,000, 4 bedrooms, ensuite, 4 living areas, double garage, 2 entertaining areas, 2000m2 block, fully fenced.



RECENTLY SOLD



Regents Park, \$340,000, 4 bedrooms, lounge, dining, double garage, quiet court location, walk to shops and school.

Browns Plains, \$355,000, 4 built-in bedrooms, ensuite, air conditioned lounge, dining/family room, well equipped kitchen, single garage, huge pergola.