

**PROPERTY INVESTOR NEWSLETTER**

**MAY 2010**



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**GOODBYE SHARON & HELLO SIAN**

As previously mentioned Sharon is leaving on 21st May 2010 for maternity leave. She will be returning in January 2011. We wish Sharon, her husband and their new born baby all the best.

Browns Plains Real Estate would like to welcome Sian Archer to our Property Management Team. Sian comes with many years experience in Property Management so we are confident that the transition will be a smooth one.

Sian will takeover Sharon's portfolio of properties so please make her feel welcome.

The rest of the Property Management Team remains the same with Candice Crosby, Bernadette Cameron and Amber Miller.

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**LEGAL LIABILITY FOR UNIT OWNERS**

Many unit owners are under the false assumption that they have full liability cover for inside and outside their unit under the body corporate insurance. This is not the case.

The body corporate will usually cover the liability in the common areas, but is not required to cover the liability for a landlord inside the unit itself, nor in the areas that are not common ground.

If a tenant or their guest was to injure themselves inside the landlords unit and then proceed to take legal action against the landlord, the landlord will be relying on their legal liability insurance for coverage.

Therefore we ask that you check your current insurance to ensure that you have full legal liability coverage.

If you require assistance with this please contact your Property Manager.

**REMINDER—WATER USAGE**

We must remind all Landlords that tenants are responsible for water usage. If the property is not water efficient the tenant is responsible to pay for water above the amount listed on their General Tenancy Agreement.

If the property is water efficient the tenants are responsible to pay for all water consumption. Please email, fax or post your quarterly water consumption notices if you wish to pass the cost onto the tenant.

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**QCAT –Queensland Civil and Administrative Tribunal**

Information provided by Andrew Ashurst, Business Relationship Manager, Queensland,  
Terri Scheer

As of 1 December 2009, Residential Tenancy disputes in Queensland are governed by QCAT. QCAT now decides a range of residential tenancy disputes between: tenants, and landlords or agents related to rents, bonds, holding deposits, service charges, standard of premises, entry onto the premises, locks and keys, transfer or sub-letting by tenants, termination of tenancy agreements, compensation, tenancy databases and other disputes, rental bonds, payments, abandoned goods and documents left behind, applications to end agreements and other disputes.

On a weekly basis whilst visiting clients the general feedback from Property Managers and Principals is that they are experiencing excessive time delays in getting a hearing for both urgent and non-urgent disputes (**we've heard it can take around 4-6 weeks to receive a hearing for 'urgent' applications!**).



**So how does this all relate to Landlord Insurance?**

For landlords that don't have adequate landlord insurance, these delays can be quite costly. The time from when a tenant stops paying rent up until the date you receive vacant possession could be in excess of 2 months. All that, with no income from the property, and then there's any cleaning and damages the tenants have left for you.

Landlords should check their insurance policy to ensure that it covers the rent lost for the time it takes to apply to court and take into account these delays to ensure they are not left with a big debt and a trashed property.

As you are aware, spending time at court hearings is extremely time consuming and the least time spent there the better. The importance of quality tenant selection, issuing breach notices on time as well as **presenting well maintained rental properties** is imperative in today's market.

**TENANTED INVESTMENT PROPERTIES FOR SALE**

**Heritage Park**, \$317,000 duplex with no body corporate, 3 bedrooms, 2 bathrooms, lounge and dining, entertaining area, single garage. \$300/week rent

**Crestmead**, \$312,000, 4 bedrooms, 2 way bathroom, single garage.

**Regents Park**, \$329,000, 3 bedrooms, lounge, dining, family room, double carport, quiet court location, 930m2 block. \$310/week rent

**Regents Park**, \$319,000, 3 bedrooms, lounge, dining/family room, single garage, quiet court location, entertaining area with deck. \$305/week rent

**Regents Park**, \$429,000 3 years old, 4 built-in bedrooms, 2 living areas, double remote garage, air conditioning, entertaining area. \$370/week.

