



Candice Crosby
Senior Property
Manager
0405 269 163



Sharon Hildrew
Property Manager



Bernadette Cameron
Property Manager

Email: rentals@brownsplainsrealestate.com.au

BROWNS PLAINS REAL ESTATE TEAM

**“OUR AIM IS NOT TO BE THE
BIGGEST BUT TO BE THE BEST”**



Left to right: Sharon Hildrew, Bernadette Cameron, Neil Giles Sandy Panoho, Amber Miller, Candice Crosby.

PROPERTIES RECENTLY RENTED

Regents Park \$340.00 per week
4 bedroom, ensuite, single lock-up

Regents Park \$320.00 per week
3 bedroom, ensuite, double lock-up

Slacks Creek \$235.00 per week
2 bedroom unit, 1 bath, single carport

Hillcrest \$305.00 per week
3 bedroom, 1 bath, single carport



. NEW LEGISLATION

The Residential Tenancies Act 1994 and the Residential Services (Accommodation) Act 2002 will be replaced by the Residential Tenancies and Rooming Accommodation Act 2008 as at 1st July 2009. Over the coming months we will have a section outlining parts of this new legislation.

IF THE PROPERTY IS LISTED FOR SALE

The tenant is able to give two weeks written notice in a fixed term agreement if either the premises are advertised for sale or the lessor/agent enters the premises with a prospective buyer in the first two months of the fixed agreement. This provision will not apply if the tenant received written notice of the property being for sale prior to the agreement being entered into and they agreed to this.

WHO IS YOUR PROPERTY MANAGER?

As most of you are now aware we have dedicated Property Managers that are responsible for their own portfolios.

We have outlined below the suburbs that both Sharon and Bernadette are responsible for:

Sharon Hildrew:

Boronia Heights, Coopers Plains
Crestmead, Doolandella
Drewvale, Heritage Park
Hillcrest, Kuraby, Stretton
Parkinson, Springfield Lakes

Bernadette Cameron:

Acreage – including Chambers
Flat, Greenbank, Jimboomba,
Munruben, New Beith, North
Maclean, Park Ridge
Browns Plains, Forestdale
Logan Central, Marsden
Regents Park, Slacks Creek,
Waterford West



WHATS YOUR PROPERTY WORTH???

We offer all our landlords free sales appraisals on their properties. With the end of the financial year fast approaching should you wish to take up this offer please feel free to let your Property Manager know, or you can contact Neil Giles directly on 0405 158 449.

HOW EASY- CONSOLIDATE AND SAVE \$\$\$

If you have other investment properties in the local area that are managed by another agent we would be delighted to manage them for you. There is no charge to transfer your management over and we are happy to liaise with your current agent to arrange a smooth transition. Perhaps you have family or friends who are looking for a property manager. If you would like further information and to find out how you may save on management fees please contact candicecrosby@brownsplainsrealestate.com.au

INVESTMENT PROPERTIES FOR SALE

Regents Park \$425,000, rental \$370/week, 4 bedrooms, study/5th bedroom, 2 bathrooms, under roof pergola, remote double garage

Hillcrest \$320,000, rental \$300/week
3 bedrooms, 1 bathroom, single carport, covered entertaining deck.



STAFF PROFILE OF THE MONTH Neil Giles - Principal

Neil emigrated from the United Kingdom in 1998 and commenced his career in real estate sales with Richardson & Wrench Browns Plains in 2002. In April 2005 Neil purchased half of the business and as the new Licensee/Principal he began implementing a range of innovative business practices. In June 2008 the trading name was changed to Browns Plains Real Estate to brand the business to the local area serviced by the office.

Neil has been recipient of numerous achievement and outstanding performance awards in real estate sales. Now the sole owner of Browns Plains Real Estate, Neil is proud of the contribution the business makes in the community and is very proactive in supporting local organisations

Having been part of the business for the last seven years and living locally with his wife and young daughter, he is committed to the company's mission statement:

"Our aim is not to be the biggest but to be the best"