

PROPERTY INVESTOR NEWSLETTER

SEPTEMBER 2009



Candice Crosby
Senior Property
Manager
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Sharon Hildrew
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Property Manager

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THANKYOU

The Annual Quest Newspapers Business Achiever Awards reward excellence in business and are one of the most recognised accolades within the small business community. Readers of the newspaper, essentially our clients are invited to nominate their favourite businesses in a variety of categories. We are delighted to announce that once again we have been selected as a Finalist in the Real Estate Category. Our status as a finalist reflects outstanding customer service and is a direct result of our clients' response to our business. We would like to take this opportunity to express our gratitude to all our valued clients for their nominations and



continued support. We trust that we can continue to provide the high levels of customer service our clients expect and deserve and hope we can add a Winners title to our 2005 and 2006 wins.

PROPERTIES RECENTLY RENTED

- Regents Park \$340.00 per week
4 bedroom, 2 bath, double lock-up
- Crestmead \$365.00 per week
4 bedroom, 2 bath, double lock-up
- Boronia Heights \$290.00 per week
3 bedroom, 2 bath, single lock-up
- Regents Park \$330.00 per week
3 bedroom, 1 bath, double lockable carport



NEW LEGISLATION

You may notice that there are new General Tenancy Agreement forms which are being used as of 1 July 2009. General Tenancy Agreement (Form 18a) for houses and units. These forms have new standard terms. People with existing agreements do not need to enter a new agreement because the Act automatically applies to all existing agreements.



Disputing significant changes between agreements: Tenants can dispute significant changes between agreements for the same property with the lessor/ agent, such as excessive rent increases or whether pets are allowed. Tenants can dispute a significant change in their tenancy agreement by lodging a Dispute Resolution Request (Form 16) with the RTA after signing the new agreement.

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WATER USAGE

A reminder to all owners to forward us either by email, fax or post your quarterly water consumption notices if you wish to pass this cost onto the tenant.

If the property is water efficient the tenant is responsible to pay for all water consumption.

If the property is not water efficient the tenant is responsible to pay for water above the amount listed on their General Tenancy Agreement.



TERMITES

We suggest that all properties have a yearly termite inspection, please contact your Property Manager if you would like us to arrange this for you.



DID YOU KNOW?

Lemons contain more sugar than strawberries.

Our eyes are always the same size from birth.

On average, people move house every 7 years.

Mel Blanc, who played the voice of Bugs Bunny, was allergic to carrots.



STAFF PROFILE

Candice Crosby
Senior Property Manager

Candice Crosby is a local girl born in Logan City. Candice started her real estate career in the local area in 1999 in the position of receptionist.

During this time Candice has received many awards in both customer service and excellence in property management and was awarded Property Manager of the Year in 2006.

Candice believes that the team at Browns Plains Real Estate is a team to be proud of.

Candice lives locally with her husband and two beautiful girls who enjoy activities such as tennis and dancing.

INVESTMENT PROPERTIES FOR SALE

Drewvale, \$395,000, current lease \$360/week, 4 bedrooms, 2 bathrooms, double garage.

RECENTLY SOLD

Heritage Park, \$339,000, rental \$325/week, 3 bedrooms, 2 bathrooms, pergola, single garage.

Boronia Heights, \$339,000, rental \$325/week, 4 bedrooms, 2 bathrooms, pergola, single carport.



Regents Park \$359,000, rental \$340/week, 3 bedrooms, renovated bathroom, 9 x 6 metre shed, pergola, double carport, front verandah.



Please visit www.logan.qld.gov.au or www.brisbane.qld.gov.au to see current information on the city where your investment property is located.

