

PROPERTY INVESTOR NEWSLETTER

FEBRUARY 2012



The team at Browns Plains Real Estate hope you and your family have had a wonderful start to 2012.

QUOTE FOR THE MONTH:

When one door of happiness closes, another opens, but often we look so long at the closed door that we do not see the one that has been opened for us.

Helen Keller

PREVENTION OF MOULD AT RENTAL PROPERTIES

The following information is provided by Real Estate Dynamics.

The Residential Tenancies and Rooming Accommodation Act does not specifically identify 'responsibility' for this issue.

What is mould?

Mould or mildew, mushrooms and yeast are all types of fungi. Fungi are both found both indoors and outdoors and it is important to note that in any area there will be different types of mould.

What does mould look like?

Mould can be many different colours. It may look furry, slimy, powdery or has a musty, stale or earthy odour. Mould will usually grow in damp places such as bathrooms, under kitchen and bathroom cupboards.

How mould can grow

Mould needs water and food. It can grow almost anywhere there is water, high humidity, or damp conditions.

How can mould harm Tenants and Lessors?

Mould particles can be breathed in if mould is disturbed or damaged. This can be caused when cleaning it, moving things around or even scraping along it when small spores, which are like seeds are then released into the air. Small children can come into contact with it and then place their fingers in their mouth. Mould can get onto your skin if touched and in some cases it can cause a skin reaction.

Health effects of mould in a rental property

Tenants can become allergic to mould and exposure may cause or worsen asthmas symptoms, hay fever, or other allergies. The most common symptoms of mould exposure are a cough, congestion, runny nose and trouble breathing. Symptoms usually disappear after the mould contamination is removed.

How to prevent mould growing

The best way to prevent mould growth is to remove water and moisture sources. Fixing leaks, drying damp areas, and removing humidity from the air. Property Owners must action maintenance early when reported. We recommend property owners install exhaust fans in areas that need them e.g bathroom and laundry.

It is the responsibility of the Tenant to notify the Agent or Lessor of any serious/extensive mould problem. If the mould is a result of an issue in the premises, such as a rook leak, it is generally the Owner's responsibility to clean the mould and make any repairs necessary to maintain the property in good repair.

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THE TEAM AT BROWNS PLAINS REAL ESTATE

- Neil Giles—Principal
- Candice Crosby—Business Development Manager
- Sharon Hildrew—Property Manager
- Melanie Pererwa—Property Manager
- Hannah Shaw—Receptionist

PROPERTIES RENTED IN JANUARY 2012

Crestmead	\$350.00	3 bedrooms, ensuite, double lock-up garage
Boronia Heights	\$350.00	3 bedrooms, 1 bathroom, double carport
Logan Reserve	\$360.00	4 bedrooms, 1 bathroom, double lock-up garage
Marsden	\$395.00	4 bedrooms, ensuite, double lock up-garage, brand new
Regents Park	\$420.00	4 bedrooms, ensuite, double lock-up garage
Regents Park	\$330.00	3 bedrooms, ensuite, single lockable carport
Regents Park	\$325.00	3 bedrooms, ensuite, single lock-up garage
Regents Park	\$340.00	3 bedrooms, 1 bathroom, single lock-up garage
Slacks Creek	\$250.00	2 bedrooms, 1 bathroom, single lock-up garage

We are always looking for new managements so if you have family or friends that are looking for a Property Manager that cares please pass our details onto them.

"Our goal is not to be the biggest agency but to be the best"

National Year of Reading 2012

The Love2Read initiative is designed to bring the joy of reading to all Australians and create a new generation of book-lovers. Libraries all over the country will be patterning with government, the media, schools, writers, child care providers, health professionals and more to spread the word about the joy of reading.

There will be a range of campaigns designed to appeal to people of all ages and from all backgrounds.

The scary fact is that almost half of the Australia population struggles with reading. Around 46 per cent of Aussies struggle with the basis, like reading newspapers,



timetables or recipes, so for them, reading as a joyous pastime is a foreign concept.

The National Year of Reading will place the spotlight on literacy, encourage Australians to pick up a book and show why reading is such a rewarding thing to embrace.

