



**Your Principals- Ron & Lenore Sieber**  
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**Property Investor Newsletter**  
**AUGUST 2011**

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### WELCOME TO THE TEAM

We would like to welcome some of our newest team members that have joined our Property Management team.

Melissa Kirby – Senior Property Manager  
[melissak@remax.com.au](mailto:melissak@remax.com.au)

Amy Holubowicz – Senior Property Manager  
[amyh@remax.com.au](mailto:amyh@remax.com.au)

Leeanne Boyan – Leasing Consultant  
[leeanneb@remax.com.au](mailto:leeanneb@remax.com.au)

Tania Navratill – Assistant Property Manager  
[tanian@remax.com.au](mailto:tanian@remax.com.au)

With this change to our department comes a movement with one of our existing staff members Emma McKirdy, she will be taking on a smaller portfolio and also the role of Finance Manager

### Contact Us

We have listed our contact details below so you can check or update your records for easy contact with our office.

As it is important to us that we are available to you, if you would like to meet with a particular team member we recommend you contact our office via email or phone and arrange an appointment. This helps to minimize inconvenience to our valued Clients.

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**E:**

[unitedvisionrentalsqld@remax.com.au](mailto:unitedvisionrentalsqld@remax.com.au)

### IMPORTANT INFORMATION:

Our office will be closed this year for the festive season, closing from the 23rd of December and reopening on the 3rd of January.

We will be conducting disbursements on the following dates;

December 22nd & also on the 4th of January (these disbursements will be in addition to the normal mid & end of month processing – however a disbursement will NOT occur on the 31<sup>st</sup> of December).

If you have any questions in relation to the above disbursement dates please contact Emma McKirdy [emckirdy@remax.com.au](mailto:emckirdy@remax.com.au)

## WHAT TENANTS LIKE

Good tenants are possibly the most important part of any property investment, along with finding the right property that will bring good returns on a consistent basis.

So if you are looking for an investment property that will attract and retain good tenants, take the following criteria into account, as quality will equate to a happy tenant.

Among the things that are most likely to attract tenants to your rental property are:

- Proximity to work or tertiary education facilities
- Proximity to shopping facilities
- Access to transport (a short walk to the train, or on a main bus route)
- Room size - many tenants will be single adults, who rarely sleep in single beds. They also need some private space, so bedrooms should be large enough to accommodate at least a double bed, stereo or television, and maybe a desk or table and chair.
- Storage - built-in wardrobes are ideal, as is space for bookcases, dressers or drawers
- Parking - a definite advantage, especially with inner city accommodation
- Security - deadlocks on doors, bolts on sliding doors, security intercoms in unit buildings

Source : *Quartile Property Network*

## QLD TENANCIES AND WATER CHARGES

Increasingly, landlords want tenants to pay for their own water consumption. This can only be done in full if the property is water efficient.

Under the legislation, landlords can pass on full water consumption charges to tenants if the rental property is individually metered, water efficient and the tenancy agreement states that the tenant must pay for water.

A property is considered water efficient if internal cold water taps, single mixer taps and showerheads have a maximum flow rate of nine litres per minute and toilets are dual flush and don't exceed 6.5 litres on full flush, and 3.5 litres on half flush.

The easiest way to check if fixtures meet the standard is to look for a Water Efficiency and Labelling Standards (WELS) rating of three stars or higher which can be found on products made since 2005.

Outdoor taps, bath tub taps and taps for appliances such as washing machines and dishwashers are excluded.

Arrangements for water charging need to be negotiated at the start of the tenancy and included in the tenancy agreement.

The presence of water efficient devices should also be noted on the *Entry Condition Report (Form 1a)* and the landlord or agent should be able to demonstrate that the devices are water efficient.

Copies of plumbing reports, paperwork from the State Government's Home WaterWise services, receipts, packaging and warranties or instruction manuals for taps and showerheads can all be used to prove water efficiency.

Taps and toilets should be well maintained and any reports of leaking pipes investigated promptly.

The Queensland Civil and Administrative Tribunal (QCAT) recently refused a landlord's application for reimbursement of excess water usage. The landlord took the matter to appeal and was refused as a leaking toilet was found to have been responsible for excess water usage at the property.

Details of [this judgment](#) are available from the Supreme Court of Queensland Library.

Source: *Residential Tenancies Authority*

## MONTHLY QUOTE

"A year from now you may wish you had started today."

*Karen Lamb*

## STATISTICS

**Our overall current Occupancy Rate is 98.23%**

**Our overall current rate of Tenants Paying**

**Rent on Time is 95.62%**

**Total Properties Leased this month: 15**

## CALENDER SEPTEMBER 2011

|                                 |                         |
|---------------------------------|-------------------------|
| 15 <sup>th</sup> September 2011 | Mid Month Accounting    |
| 30 <sup>th</sup> September 2011 | End of Month Accounting |

Website: [www.remaxunitedvision.com.au](http://www.remaxunitedvision.com.au)