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**Property Investor Newsletter**  
**NOVEMBER 2011**

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With Christmas fast approaching we would like to inform all of our valuable clients of our Christmas hours,

**Our** office will be closed this year for the festive season, closing from the 23rd of December (at 5pm - Friday) and reopening on the 3rd of January (at 8.30am – Tuesday)

**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 month (Thursday the 15<sup>th</sup> of December) – however a disbursement will NOT occur on the 31<sup>st</sup> of December).

Our tenants will be referred to their General Agreement Form 18A for all emergency repairs during the period of the 23<sup>rd</sup> to the 2<sup>nd</sup> of January and our after hours message service contains these details also.

We wish yourself and your family a very Merry Christmas & a safe New Year

**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)**

**CALL FOR GOVERNMENT-BACKED FUND**

Apartment owners in far north Queensland are facing massive increases of up to 400 per cent in their insurance costs due to the higher incidence of natural disasters in the area.

Strata Community Australia chief executive Mark Lever said the organisation was calling on the State and Federal Government to work together to establish a government-backed insurance fund for those living in disaster-prone areas that treats unit owners and tenants equally with house owners and tenants.

*Source : Australian Property Investor (October 2011)*

## BE FLOOD WISE WITH PROPERTY

Brisbane residents who are looking to buy, build or renovate a property can now download a free FloodWise Property Report which reflects Council's new flood standards and shows the 2011 January flood levels for affected properties.

The report is designed to show a particular property's flooding risk as well as providing the minimum height that habitable areas of a house should be built. New flood standards were implemented earlier this year following the January flood. The interim standard is the 2011 flood level of 4.46 metres at the City Gauge, except where the existing flood standard is higher.

Habitable areas of new residential developments must be built 500mm above the peak flood level from January or the existing flood standard, whichever is higher.

Depending on the flood risks associated with a property, the report may include the following:

- January 2011 river flood levels
- Estimated flood levels
- Source of flooding including river, creek, defined overland flow or storm tide
- Minimum and maximum ground levels
- Minimum habitable floor level for building and development
- Whether a property is located within a waterway corridor or is a large allotment, that is, over 1000 square metres.

The flood information is sourced from Council flood studies and models undertaken for Brisbane river, major creeks and waterways.

*Written By : Stuart Cameron*  
*Source : McGees Property Market Pulse (Edition 3, 2011)*

## QUEENSLAND'S UNIT MARKET POSITIVE

The Sunshine Stat's unit and townhouse market shrugged off this year's natural disasters and the current economic conservatism to record mostly positive results over the June quarter, according to the Real Estate Institute of Queensland (REIQ).

The REIQ June quarter median unit and townhouse report found the preliminary number of sales rebounded robustly across most of the state – up about eight per cent compared to the March quarter – with median prices also holding firm.

*Source : Australian Property Investor (November 2011)*



### MONTHLY QUOTE

"In the middle of every difficulty lies opportunity."  
*Albert Einstein*

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### STATISTICS

**Our overall current Occupancy Rate is 97.8%**  
**Our overall current rate of Tenants Paying Rent on Time is 98.9%**  
**Total Properties Leased this month: 22**

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### CALENDER DECEMBER 2011

15 <sup>th</sup> December 2011	Mid Month Accounting
22 <sup>nd</sup> December 2011	End of Month Accounting

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