



NEWSLETTER



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New Managements Wanted



We appreciate your referrals for Property Management! Do you have other investment properties we can manage for you? Consolidate them all under our management for consistency as well as other benefits. We effectively manage property out of the area. Perhaps you know someone with an investment property. If so, please contact Josey Comerford on (07) 4957 7373 or rentals@hughreilly.com.au. We would be delighted to help!

Calendar of Events

15 th March	Mid Month Accounting
1 st April	End of Month Accounting

QLD ELECTRIC RESISTANCE HOT WATER SYSTEM PHASE-OUT



From January 2010, existing houses and townhouses (class 1 buildings) located in a reticulated natural gas area must install a greenhouse efficient hot water system (gas, solar or heat pump) when the existing electric resistance system needs replacing. Householders will not need to replace their existing hot water systems that are in good working order. This requirement does not apply to home owners in existing units (class 2 buildings).

Why was this initiative introduced?

This initiative was announced as part of the Queensland Government's *Climate Smart 2050* strategy in June 2007 to assist in meeting national greenhouse emissions reductions. It was the first initiative of its kind in Australia.

It is estimated this initiative will eliminate up to 1.9 million tonnes of greenhouse gas by 2020. This is the equivalent of removing up to 450 000 cars off the road.

How will this benefit me?

Around 27 per cent of electricity used in the average Queensland household is for heating water – making hot water systems one of the highest single energy users and greenhouse gas contributors in the home. Replacing an electric hot water system with a greenhouse efficient system is one of the most effective ways to reduce your household's carbon footprint.

Most greenhouse-efficient hot water systems have lower running costs than electric systems. For example, having a solar hot water system can save up to 25 per cent annually on household electricity bills.

How will it be regulated?

Regulations will commence on 1 January 2010 through the Queensland Plumbing and Wastewater Code. The regulations will prevent installers from replacing an electric resistance hot water system with another electric resistance hot water system where the property is located within a reticulated natural gas area.

What is a reticulated natural gas area?

This is an area where a gas distributor can supply gas to the meter of the property at no cost. The property owner will still be responsible for the internal connection costs from the gas meter outlet to the hot water system.

How do I know if my property is within a reticulated natural gas area?

You can find out if your property is within a natural gas reticulated area by entering your postcode into the web-based search tool located on the Department of Infrastructure and Planning's website www.dip.qld.gov.au. The tool is a guide only.

What if my property is outside a reticulated natural gas area?

Owners of homes located outside these areas will still be able to replace their existing hot water system with another electric resistance system or voluntarily upgrade to a greenhouse efficient system (gas, solar or heat pump).

What incentive programs are available for greenhouse efficient hot water systems?

Incentive programs are available to assist homeowners transition to greenhouse-efficient hot water systems. Further information about these programs can be found at www.dip.qld.gov.au

Source : QLD Government Department of Infrastructure and Planning (November 2009)

Property of the Month



3 Patricia Drive, ANDERGROVE

INVEST OR NEST

If it's convenience you're looking for - then this great three bedroom brick and hardiplank home is in the perfect spot. Close to schools, shops, day care, town and positioned in a quiet no-through street.

Beautiful easy care tiles flow through the living areas of this home and it has been recently repainted inside. It has a covered back patio which runs the full length of the house, overlooking a very spacious back yard, which has plenty of room for a shed and pool.

This home has heaps more potential, either as an investment opportunity to start your portfolio or equally attractive to the first home buyer. Don't miss a great chance to secure a great property.

Bedrooms: 3
Bathrooms: 1
Garage: 1

Nicole Steed
Contact: 0423969762



Attention Landlords Special Offer!!!

When you are ready to sell your investment property make sure you talk to us first. We would like to offer our existing landlords an attractive marketing package, including a reduced selling fee, as a special reward for your valued business.

Call us for more details



Statements



Did you know you can have your statements emailed to you????

Please contact

Krystal if you wish for this to occur.

QUOTE OF THE MONTH

“Discipline is the bridge between goals and accomplishment.”

Jim Rohn

JOKE OF THE MONTH

Why was the Dog
Sent out of the Flea Circus?
Because he stole the Show



UNDERSTANDING INSURANCE



For most people, their home loan is their single largest commitment, so it is important that you are well protected to cover the repayments. There are a number of products that can provide you with this protection. Below we have a look at some of the different types of insurance you may want to consider.

Home building insurance

Your lending institution will require you to have Home Building Insurance in place in order for them to settle on your home loan, so it's a good idea to arrange this straight away.

Home contents insurance

Many people chose to combine their home and contents insurance as this often works out cheaper than having two separate policies. Choose between two types of policies: indemnity (where you are paid the depreciated value of your home and contents, based on the age and condition of item/s); and replacement/reinstatement, which pays out the full cost of rebuilding or replacing the item/s to an equivalent standard. There can be exclusions on such policies, so always read that boring fine print.

Landlord Protection Insurance

Covers some particular risks associated with renting out a property that may not be covered by a typical home and contents or strata titled policy eg loss of rent if Tenant defaults on rent payments.

Don't risk under insurance

A registered valuer can be contracted to value your home for insurance purposes. If you decide to do it yourself, add 10-20% to cover temporary accommodation, removal of debris, architect's fees, and loss of rental for an investment property.

Source : REINSW Journal (November 2009)

