



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)49577373 or rentals@hughreilly.com.au. We would be delighted to help!

Calendar of Events

16 th August	Mid Month Accounting
1 st September	End of Month Accounting

QUOTE OF THE MONTH

"You will never plough a field if you only turn it over in your mind."

Irish Proverb

JOKE OF THE MONTH

How many politicians does it take to change a light bulb?

**Four, one to change it
And the other three to deny it.**



ITS TAX TIME!!

For the newest Rental Tax Depreciation Guide 2010 that explains how to treat rental income and expenses. Go to -

<http://www.ato.gov.au/content/downloads/IN/DO0237831N17290610.pdf>



NOTICE REQUIRED FOR RENT INCREASES

The Reserve Bank of Australia has lifted interest rates six times in eight months, which may put pressure on some lessors to increase rents. It is important that lessors and their agents understand the rules around rent increases.

Any increases must comply with the requirements of the *Residential Tenancies and Rooming Accommodation Act 2008*. RTA Policy Officer Russell Morgan points out that the Act's provisions about rent increases aim to balance the needs of both tenants and lessors.

"Rent can't be increased within six months of the current rent coming into effect. This could be either from the start of the agreement, or since the last rent increase," Mr Morgan said.

"A breach of this section of the Act can carry a penalty of up to 20 penalty units, or \$2000 per offence, so it's important to get this right. The effect of this provision is to give tenants the chance to prepare for an increase, while still allowing the lessor to increase the rent to help cover costs."

Rent can only be increased before the end of a fixed term agreement if the tenancy agreement provides for a rent increase. The agreement must also specify either how much the rent will increase or how the amount of the increase is worked out.

"Even though a rent increase may be written into the tenancy agreement, lessors must still provide two months written notice of an increase during a fixed term agreement," Mr Morgan said.

"Two months written notice of a rent increase must also be given to tenants on a periodic agreement."

Source : RTA Update (01 June 2010) NSW Journal (May 2010)



The Real Estate Institute
of Queensland

- REAL ESTATE AGENTS
- AUCTIONEERS
- PROPERTY MANAGERS
- BODY CORPORATE MANAGEMENT

MEMBER OF THE REAL ESTATE INSTITUTE OF QUEENSLAND



HOW WATER PROOF IS YOUR BATHROOM?

Guidelines for the waterproofing of wet areas in residential buildings have been re-defined in the latest version of the Building Code of Australia, as the issue has consistently been one of the most commonly recurring major building defects, with home-owner complaints about defective waterproofing ranking third highest over all complaints received regarding building work. Water damage is second only to fire as a cause of building decay and deterioration. Apart from the obvious casualties such as rotting of timber structures and finishes and the corrosion of metals, damp can cause plasterboard to swell, ceramic tiles to come loose and carpet to rot. From a health aspect, electrical hazards and respiratory problems are more prevalent in a damp house. Leaking showers represent a significant proportion of wet-area failure, followed by bathrooms then laundries and toilets. Here's a checklist to help track down the source of the leaking.

- The main tell-tale sign of trouble is peeling, bubbling or stained paint or efflorescence salts on the wall behind a shower, bath or basin - this may be evident in the bathroom, laundry, etc itself, or in an adjacent room. Plaster and render can also be affected, often causing it to become detached from the wall.
- Look at the general condition of the shower. What is the condition of the grout and sealant? Cracked or loose tiles are a significant cause of shower leaks. Unfortunately, simply removing the loose tiles and re-fixing them is not the answer. Dampness may be rotting the base to which the tiles are attached, and all affected areas need to be redone.
- Next, check if the shower, screen or drainage system is leaking. Make sure that the shower screen has been properly installed and sealed. (It should be flush with the inside face of the hob).
- Check the roof drainage connections for signs of leaks - does the leak only ever happen when it rains?
- If none of these exposes the culprit, it is time to check if the shower tray is damaged. Plug the shower drain hole; fill with water up to 25 mm from the top of hob or 10 mm from the top of the step down and check for leaks. Allow water to sit in the shower for at least 12 hours.

Once you have determined the source of the dampness you can then decide on the best method to treat the problem. In most instances you will probably require a professional to assess the problem, suggest a treatment and quote for the repair work.

Source : *Quartile Property Network (28 May 2010)*

Property of the Month



17 Stuart Hindle Drive, Mount Pleasant

This near new four bedroom modern brick veneer home plus storage room/office, boasts all the modern conveniences. Featuring large open plan kitchen/dining/lounge. Easy care tiles throughout living area and new carpet to bedrooms. Air-conditioning. Modern neutral colour decor and covered rear patio area. Also a double bay lockup garage. This great family home is fully fenced to keep the kids in and conveniently situated close to schools, shops and sporting facilities. Currently vacant and ready to move straight in and nothing to do. Or if it's an investment property you are looking for this one has been appraised between \$430.00/\$450.00 Per Week.

Bedrooms: 4 **Bathrooms:** 2

Garage: 2

Land Size: 747 Sqm

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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.....