

FEBRUARY 2010

# Gateway Gazette

**GATEWAY PROPERTIES**  
& SIMONS  
LETTING AGENCY

**WHAT'S ON IN  
FEBRUARY 2010 ...**



- 14th St Valentine's Day
- Jetty Markets each Sunday 8am to 2pm in Anzac Park, Redcliffe.
- For other events in Redcliffe go to [www.moretonbay.qld.gov.au](http://www.moretonbay.qld.gov.au).



Doug & Rosslyn Kennedy  
Ph 0417 633 228



Danny & Cristin Kearney  
Ph 0433 075 080



Top Floor, Comino's  
Arcade  
133 Redcliffe Pde,  
Redcliffe 4020  
Ph: 3284 3356

Seaside Artists  
is a community  
project sponsored by  
Gateway Properties  
& Simons Letting  
Agency

I Marine Parade  
Redcliffe QLD 4020

Sales: 07 3283 4555 Rentals: 07 3284 0111 Fax: 07 3283 4552

Email: [sales@gatewayproperties.com.au](mailto:sales@gatewayproperties.com.au) or  
[rentals@gatewayproperties.com.au](mailto:rentals@gatewayproperties.com.au)

## 2010 marks 20 years as the owners of Gateway Properties!

It's hard to believe the Kennedy's have been looking after the clients at Gateway Properties for 20 years, it just goes to show how time flies when you are doing something you love and are committed to.

From the beginning it has been a family oriented business and with Doug and Rosslyn's daughter Cristin been here on and off since 1993 and her husband Danny joining two years ago it looks to be that way for many years to come.

On the sales side, well-priced, well-presented properties in the lower end of the market are still selling quickly. The higher end of the market is a bit slower, but still positive.

Our rent roll is increasing with the Rental Team headed by experienced Senior Property Manager Kris Conroy attending training forums to ensure they are up-to-date with latest requirements relating to rentals and tenancies.

There is a new system with regard to tribunals which effects Property Management with regard to the Small Claims Tribunal and Residential Tenancy Disputes.

The Queensland Civil and Administrative Tribunal (QCAT) has amalgamated more than 15 of Queensland's existing tribunals into one, to provide a single gateway and increase the community's access to justice. We have yet to see how it works but will keep you updated.

2010 has started off busy and if it is anything like last year, will continue in the same way!

### DREAM POSITION EAST OF OXLEY!

- \* Scarborough:- So close to Sandy Swimming Beach!
- \* Highset older style home
- \* Fully-fenced level block ideal to build on
- \* Lock-up car accom & storage under
- \* Polished timber floors & high ceilings
- \* Your cute beach shack with so much possibility!

20 Osbourne St, Scarborough

\$385,000



### We can take you through the Display Unit where you can experience the lifestyle of Mon Komo!

*Understated & stylish in the way of a Caribbean resort, Mon Komo sets a new benchmark in coastal living. It combines residential apartments, short-stay investments apartments, commercial offices & a vibrant hospitality hub in one spectacular precinct.*

Two 12 storey towers on the sea front overlooking the beach—Tower One is residential with 108 apartments, Tower Two is a short-stay accommodation comprising 76 apartments.

**There is a 2 year 5% per annum leaseback in Tower Two.**

**Call Danny on 0433 075 080 or email [sales@gatewayproperties.com.au](mailto:sales@gatewayproperties.com.au).**



# Reward!

We need more houses to sell so we offer  
**FREE Market Appraisal**  
**FREE advertising & marketing**

**FREE**  
**SCRATCHIE**  
 With your  
**FREE MARKET**  
**APPRAISAL**  
 When you list  
 your property  
 with us!



## Don't mess with seniors!

If you are a senior you will understand this one, if you deal with seniors this should help you understand them a little better, and if you are not a senior yet .....



someday you will be!  
**The \$2.99 Special**

We went to breakfast at a restaurant where the 'seniors' special' was two eggs, bacon, hash browns and toast for \$2.99.  
 'Sounds good,' my wife said.  
 'But I don't want the eggs.'  
 'Then, I'll have to charge you three dollars and forty-nine pence, because you're ordering a la carte,' the waitress warned her.  
 'You mean I'd have to pay for not taking the eggs?' my wife asked incredulously  
 'YES!' stated the waitress.  
 'I'll take the special then,' my wife said.  
 'How do you want your eggs?' the waitress asked.  
 'Raw and in the shell,' my wife replied.  
 She took the two eggs home and baked a cake.  
**MOTTO: DON'T MESS WITH SENIORS!**  
 They've been around the block more than once!

## LEASED THIS MONTH !!

Type	Address	B/R	Rent
Flat	2/55 Sutton Street, Redcliffe	1	\$170.00
Flat	2/6 Robertson Ave, Margate	2	\$170.00
Unit	1/331 Scarborough Rd, Scarborough	2	\$190.00
Unit	1/1 Robertson Ave, Margate	2	\$240.00
Unit	5/33 Eveline Street, Margate	3	\$260.00
Unit	2/145 Flinders Pde, Scarborough	2	\$290.00
Unit	2/7 Sutton Street, Redcliffe	3	\$390.00
Unit	2/55 Marine Pde, Redcliffe	3	\$435.00
House	10 Windsor Street, Margate	2	\$260.00
House	2 Georgina Street, Woody Point	3	\$260.00
House	5 Eveline Street, Margate	3	\$275.00
House	4 Collins Street, Woody Point	3	\$280.00
House	16 Langdon Ave, Margate	4	\$300.00
House	5 Frawley Street, Scarborough	3	\$310.00
House	18 Thomas Street, Clontarf	3	\$320.00
House	14 Euston Street, Kippa-Ring	4	\$375.00
House	54 Prince Edward Pde, Redcliffe	4	\$450.00
House	17 Second Ave, Scarborough	5	\$550.00

### PROPERTY MANAGEMENT ACTIVITY FOR NOVEMBER!!

Prospective Tenants inspecting available Rentals	100
Applications Received	40
Properties Rented	18

## Do you want to put more money back into your pocket? Tax Depreciation and Allowance Schedule

Almost 80% of property investors are missing out on thousands of dollars in depreciation deductions from their investment property. Become part of the 20% that are putting more money back into their pocket!

Did you know your property does not have to be new and you can adjust previous years tax returns - go back and claim your money from the ATO!

For professional advice on this, we have found **Tony Wall from RESIDEP**, to be very helpful. He has been in the industry for over 20 years.

If you don't have a **Tax Depreciation & Allowances Schedule CONTACT RESIDEP NOW** to order a report on **07 3268 5170** or visit their website: <http://www.residep.com.au/>

## SUSTAINABILITY DECLARATION - QLD

From 1 January 2010, a sustainability declaration must be completed as part of the sale of a house or unit. It will not form part of the contract of sale, but rather serve to inform prospective buyers about the sustainability features of the dwelling. **This requirement will not apply to rental properties unless they are to be sold.** For more information go to [www.dip.qld.gov.au](http://www.dip.qld.gov.au) and click on "For the greener good".

**IMPORTANT DISCLAIMER:** This is not advice. Clients should not act only on the basis of the material contained in this newsletter. Items herein are general comments only and do not constitute or convey advice per se. The newsletter is issued as a helpful guide to clients and so for their private information. Every effort is made to ensure the contents are accurate at the time of publication. We take no responsibility for any subsequent action that may arise from the use of this newsletter.