

SEPTEMBER 2009

**GATEWAY PROPERTIES**  
& SIMONS  
LETTING AGENCY

# Gateway Gazette

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## WHAT'S ON IN AUGUST 2009 ...

- 3 September—National Flag Day.
- 6 September—Father's Day
- 12-13 September—First Settlement Festival, Redcliffe inc Tea & Damper at Seaside Artists Gallery
- 18 September—“Massive Bridges” Exhibition by Jamie Congdon at Seaside Artists Gallery
- Jetty Markets each Sunday 8am to 3pm in Anzac Park, Redcliffe.
- For other events in Redcliffe go to [www.moretonbay.qld.gov.au](http://www.moretonbay.qld.gov.au) or [www.redcliffecity.com.au](http://www.redcliffecity.com.au).



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

## MARKET CHANGES CAUSE VACANCY GLUT

Sales have been very buoyant in recent months with first home buyers and investors snapping up properties in the cheaper range. However, the downside for landlords is that there is now a bit of glut of vacant properties on the rental market.

According to Realestate.com.au there are 318 properties advertised for rent on the peninsula comprising of 121 units and 197 houses (Clontarf 37, Margate 50, Redcliffe 69, Woody Point 37, Scarborough 68, Kippa Ring 22, Rothwell 35). Many of our traditional tenants have now become first home buyers.

We feel this is only a temporary blip (as happened in May/June) because we are still having a good number of people moving to the area.

Hopefully the vacant properties will be snapped up soon. However, while there is so much to choose from at the moment it may be wise to lower your rental expectations temporarily until the rental market turns around again. After all, it is better to have some money coming in than none and you can always increase the rent when the lease comes up for renewal. Most tenants would prefer to pay a bit more than go to the hassle of moving.

To set your property apart from the rest you may consider giving it a facelift, after all, the better the presentation the more attractive it will be to a better quality tenant. See some suggestions over the page.

### CENTRAL REDCLIFFE BARGAIN!

- ◆ Lowset 2 bedroom home
- ◆ Lovely corner block
- ◆ Short stroll to sea front
- ◆ Bus at the end of the street & minutes to shops
- ◆ Currently rented
- ◆ Big double garage



**\$315,000**

For information call Rosslyn Kennedy 0417 633 228 or Danny Kearney 0433 075 080

### DOUBLE BLOCK—MARGATE!

- ◆ Huge 809m2 block on 2 subs with 20metre frontage
- ◆ Close to Margate beach, school and shops
- ◆ Build a 2-storey home for great views or build 2 houses
- ◆ Currently the neat 3 bedroom home is tenanted
- ◆ Good kitchen & bathroom
- ◆ Lock-up garage



**\$465,000**

For information call Rosslyn Kennedy 0417 633 228 or Danny Kearney 0433 075 080

### EAST OF OXLEY DEVELOPMENT SITE!

- ◆ Huge half acre development site just back from the seafront
- ◆ 2168m2 corner block zoned to 6 levels
- ◆ 46 metre frontage to one street and 73 metre to the other
- ◆ Rarely available—such a massive block so close to the seafront, Redcliffe Shopping Village and the new Mon Komo development.



**Only 2.2million**

For information call Rosslyn Kennedy 0417 633 228 or Danny Kearney 0433 075 080

## Smart kid!

A father passing by his son's bedroom, was astonished to see the bed was nicely made, and everything was picked up. Then, he saw an envelope, propped up prominently on the pillow. It was addressed, 'Dad'. With the worst premonition, he opened the envelope and read the letter, with trembling hands.

*Dear Dad, It is with great regret and sorrow that I'm writing to you. I had to elope with my new girlfriend, because I wanted to avoid a scene with Mum and you.*

*I've been finding real passion with Stacy, and she is so nice, but I knew you wouldn't approve of her, because of all her piercings, tattoos, tight motorcycle clothes, and because she is so much older than I am.*

*But it's not only the passion, Dad. She's pregnant. Stacy said we will be very happy. She owns a trailer in the woods, and has a stack of firewood for the winter. We share a dream of having many more children.*

*Stacy has opened my eyes to the fact that marijuana doesn't, really hurt anyone. We'll be growing it for ourselves, and trading it with the other people in the commune, for all the cocaine and ecstasy we want.*

*In the meantime, we'll pray that science will find a cure for AIDS, so Stacy can get better. Don't worry Dad, I'm 15, and I know how to take care of myself. Someday, I'm sure we'll be back to visit, so you can get to know your many grandchildren.*

*Love, your son, Joshua.*

*P.S. Dad, none of the above is true. I'm over at Jason's house. I just wanted to remind you that there are worse things in life than the school report that's on the kitchen table. Call when it is safe for me to come home, Josh*

## PROPERTY MANAGEMENT ACTIVITY FOR AUGUST!!

Prospective Tenants inspecting available Rentals	50
Applications Received	20
Properties Rented	9

## LEASED THIS MONTH !!

Address	B/R	Rent
2/52 Ernest Street, Margate	2	\$220
1/52 Ernest Street, Margate	2	\$235
7/1 McNaughton Street, Redcliffe	2	\$280
1/51 Ernest Street, Margate	3	\$340
2 Sutton Street, Redcliffe	2	\$230
27 Cowen Street, Margate	2	\$260
18 Louis Street, Redcliffe	3	\$330
49 Moorrinya Crescent Northlakes	4	\$380
162 George Street, Kippa-Ring	4	\$380

## Tips to attract tenants!

Here's a few things that can be done to make a property more attractive to tenants:

- Renovated or improved and in very neat & clean order
- Efficient heating & cooling
- Improve the lighting to give the impression of more space
- Off street and under cover car parking
- Updated or new kitchens & bathrooms
- Energy efficiency & water saving technology
- Bigger fridge spaces where possible
- Less yard & garden to maintain
- Repaint—neutral colours are a bonus
- Inclusion of 'garden and/or pool maintenance' in the rent

And remember, improvements to your rental property are tax deductible.

## QLD POOL SAFETY REVIEW UNDER FIRE

Mandatory swimming pool safety inspections at the point of sale or lease have been recommended, following the first major review of Queensland's pool safety laws in nearly 20 years.

An independent review panel – including experts from Kidsafe, the Royal Lifesaving Society, Queensland Injury Surveillance Unit and the Local Government Association of Queensland – has released a range of recommendations, which also include a single set of fencing regulations throughout the State, strengthened powers of entry to inspect outdoor pools, and tougher rules for portable pools.

The REIQ has advocated the need for mandatory ongoing inspections regimes of all pools on a user pays basis. In a submission to the State Government earlier this year, the Institute indicated strong opposition for any proposal that would seek to use the sale or lease of a property as the sole 'trigger' for inspection and compliance.

"The introduction of electrical safety switch regulations originally focused on the point of sale and slowed the widespread adoption of this critical safety measure," REIQ managing director Dan Molloy said.

Under the current proposal, Sellers and Lessors will be responsible for organizing and paying for the pool inspections, which are expected to cost between \$90 and \$130. A grace period of five years has been proposed, unless a property is sold or rented before then.

Recent media reports have suggested that compulsory regular inspections were deemed too onerous for council staff, who would likely have to conduct the inspections, and too costly at an estimated expense of \$150 once every four years.

"The implementation of consistent, state-wide regulation to replay the 11 different sets of pool laws that currently exist will provide certainty for industry and an increasingly mobile population," Mr Molloy said. "However, ensuring widespread compliance with these critical safety measures will be dependent on comprehensive and consistent enforcement of regulations for all pools across the State on a regular basis."

The panel's full report is available online at [www.dip.qld.gov.au](http://www.dip.qld.gov.au)

Source : REIQ Journal (June 2009)

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