

WHAT'S ON IN MARCH

- 7th *Clean up
Australia Day*
- 11th-13th *Worlds
Greatest shave*
- 17th *St Patrick's
Day*
- 27th *Earth Hour*

**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**

**1 Marine Parade
Redcliffe QLD 4020**

Property Depreciation

2010 promises to be an interesting year with property prices forecast to increase and with interest rates still low investors will lead the surge back to property investment. Many property investors think that depreciation can only be applied for new homes THIS IS NOT THE CASE.

When buying an older home or unit understanding depreciation of a property is fundamental for receiving maximum tax benefits. There are however two different types of depreciation Building Allowance Depreciation effectively refers to the part of the property that goes down in value over time. This is the building and not the land component. Secondly Depreciation of Plant and Equipment which is assets such as fixtures and fittings like wardrobes, cooktops, carpet and blinds as they are all depreciated over their lifetime (the ATO has published a guide on depreciating assets which is online at www.ato.gov.au).

To find out an estimate of costs and allowances you will need to get a tax depreciation schedule which is done by a quantity surveyor or even sometimes a builder or supervising architect as each property is different. Depreciation schedules are quoted differently for each property yet are tax deductible. Here at Gateway Properties we recommend Tony Wall at RESIDEP you can contact Tony on 07 3268 5170 or visit his website at www.residep.com.au

LOVE THE LEAGUES CLUB?

- ◆ Four bedroom brick home, 2 bathrooms
- ◆ Ceiling fans, air conditioning
- ◆ Separate lounge and dining rooms with bay window
- ◆ Lock up garage, enclosed back patio and a shed. Also has a fully fenced yard
- ◆ Walking distance to Redcliffe Leagues Club.
22 GARNEY ST REDCLIFFE \$385,000



RIPPER FAMILY HOME!

- ◆ 3 lrg bedrooms 2 with built in and air con
- ◆ Beautiful bright and airy living area.
- ◆ New Kitchen & Polished timber Floors
- ◆ Private backyard
- ◆ Freshly Painted outside
- ◆ Huge 660m2 block
- ◆ Drive through to garage in backyard
- ◆ Loads of potential in central Margate.
20 ELSON ST MARGATE \$399,000



SURE TO IMPRESS!

- ◆ 3 bedroom (2 Built ins)
- ◆ Spacious modern Kitchen
- ◆ Fully Fenced
- ◆ Rain Water Tank
- ◆ Side Access with good size back yard
- ◆ Security Screens & Windows
- ◆ Easy access to bridge and city
- ◆ Corner block in quiet cul de sac
20 HULME ST, CLONTARF \$375,000



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!



**Earth Hour—on March 27th
at 8.30—9.30 pm switch off
your lights to send a
message on climate
change.**



“At 8.30 pm on Saturday 27 March, 2010 millions of people around the world will turn off their lights for one hour, Earth Hour, to show that we can all choose to make a difference. Last year, for Earth Hour 2009, nearly one billion people in more than 4,000 cities in 87 countries, turned off their lights.” Around the world, icons that turned off their lights included the Great Pyramids of Giza, the Parthenon in Athens, the St. Peter’s Basilica in Vatican City, Big Ben and the Houses of Parliament in London, the Elysee Palace and Eiffel Tower in Paris, the Bird’s Nest and the Water Cube in Beijing, the Symphony of Lights in Hong Kong, the Opera House in Sydney, the statue of Christ Redeemer in Rio de Janeiro, the Angel of Independence in Mexico and the Buenos Aires Obelisk, among others. For more information visit www.earthhour.org.au

We're on the Web
www.gatewayproperties.com.au

Don't forget to check out our spruced up website. It's a lot easier to use and you can ask for free Rental or Sales Market Appraisals, receive newsletters online or just find out all little bit more about our services. So have a look and let us know what you think.



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.

LEASED THIS MONTH !!

Type	Address	B/R	Rent
Flat	2/23a Annie Street Woody Point	1	200.00
Flat	2/15 Margate Pde, Margate	2	200.00
Flat	1/160 Maine Road, Clontarf	3	250.00
Unit	7/7 Sutton Street, Rothwell	3	440.00
House	11 Lindsay Street, Rothwell	3	310.00
House	5 Walsh Street, Rothwell	4	400,00
House	16 Murray Street, Clontarf	4	420.00
House	139 Flinders Pde, Scarborough	5	730.00

PROPERTY MANAGEMENT ACTIVITY FOR FEBRUARY

Prospective Tenants inspecting available Rentals	45
Applications Received	20
Properties Rented	8

Significant changes to Commonwealth environmental programs

The Australian Government’s Home Insulation Program and Solar Hot Water Rebate have been discontinued as of close of business Friday 19 February 2010.

The establishment of a new household Renewable Energy Bonus Scheme will replace the Home Insulation Program and the Solar Hot Water Rebate. Both the current ceiling insulation rebate and the solar hot water system rebate are no longer available, as of February 19, 2010. The new rebate scheme offers **\$1000** for ceiling insulation installations and solar hot water systems and **\$600** for heat pumps systems; these rebates are available for solar hot water systems and heat pumps, and by June 1 2010 for ceiling insulation.

FREE INSULATION SAFETY CHECKS FOR EVERY HOME FITTED WITH FOIL INSULATION UNDER THE PROGRAM.

Every Home that we had arranged for insulation products to be installed that contain foil will be inspected by a licensed electrician at no charge over the coming weeks so there is no need for owners to organise any other arrangements.

ANNOUNCEMENT NEW STAFF!

As of February the Gateway Properties team have welcomed two new staff members, Kate Driscoll our new Sales Assistant who will be working along side Danny and Reiyen de Jong who is front of house Receptionist. Please join us in welcoming the girls and making them feel at home.