

Property Investor Report



“Unitywater”

The new Water Distribution company for the Moreton Bay Region

You may have heard in the news that water rates are set to rise in the Moreton Bay Region as of July 1st 2010.

This coincides with the hand-over of the water distribution and retail business from the Moreton Bay Regional Council to *Unitywater*.

The main difference you will notice will be that your council rates and water notices will now be sent to you separately.

Owners of properties in the Brisbane City region experienced this change last year, when *Queensland Urban Utilities* took over from the Brisbane City Council with respect to water billing.

If your tenants are being charged for water usage, rest assured that we are aware of these price rises and will incorporate them in future charging for the appropriate lease periods.

For further information on water rates and services, please contact the following:

For properties in the Moreton Bay Region—
Unitywater
Ph (07) 5495 3333
Email: ask.us@unitywater.com
www.unitywater.com

For properties in Brisbane City—
Queensland Urban Utilities
Ph 13 26 57
Email: customerservice@urbanutilities.com.au
www.urbanutilities.com.au



Water Charging –Simplifying a complicated process

Our Clients will be aware that we are currently undergoing a system overhaul with respect to charging tenants for water.

If your property is individually metered by the Council, we are moving towards incorporating reasonable water charges in the rent and charging tenants for **excess** water only. These changes are taking effect at lease renewals.

The reasons which led to this decision were extensively outlined in an information sheet which I posted with your December 2009 statement.

This new procedure is proving very successful, as tenants are not hit with a large water bill every few months which they can't pay, and owners are being compensated for water usage on a weekly basis instead of waiting for months.

If you have any questions about our water charging procedure please contact me at the office or send me an email.

Laura Valenti
laura@solutionsproperty.com.au

Leased in June 2010



ADDRESS	DETAILS	RENT
Kipling St, Caboolture	3-bed house, c/port, grdn shed	\$270 (new listing)
Plover Ct, Warner	2-bed duplex, SGL c/port, a/c	\$270 (new listing)
David St, Burpengary	3-bed townhouse, ensuite, SLUG, a/c	\$300 (\$10 decr)
Joyce St, Burpengary	3-bed townhouse, ensuite, SLUG, a/c	\$300 (\$10 incr)
Sapphire St, Morayfield	4-bed house, ensuite, DLUG, fans	\$310 (\$10 decr)
Heath Ct, Caboolture	4-bed house, ensuite, a/c, DLUG	\$315 (\$5 decr)
Gabrielle Ct, Kallangur	3-bed townhouse, ensuite, a/c TLUG	\$320 (new listing)
Van Beelen St, Caboolture	4-bed house, ensuite, a/c, DLUG	\$320 (new listing)
Bolte Cres, Kallangur	3-bed duplex, ensuite, a/c, DLUG	\$325 (\$15 decr)
Kemp St, Caboolture	4-bed house, ensuite, a/c, DLUG	\$325 (\$5 decr)
Elof Rd, Caboolture	4-bed house, ensuite, a/c, DLUG	\$330 (new listing)
Linwood Ct, Caboolture	4-bed house, ensuite, a/c, DLUG	\$330 (new listing)
Van Beelen St, Caboolture	4-bed house, ensuite, a/c, DLUG	\$330 (new listing)
Van Beelen St, Caboolture	4-bed house, ensuite, a/c, DLUG	\$330 (new listing)
Clementine St, Bellmere	5-bed house, ensuite, a/c, DLUG	\$360 (new listing)

Calendar Dates for July

Disbursements

Mid Month-
Wed 14th July

End of Month-
Fri 30th July

Office Holidays

Case Against 'Facebooking'

Social Media is fast becoming a popular tool, both for leisure and work related tasks.

However be warned that blurring the line between 'leisure' and work' can be detrimental to your case.

Case - Tenants who moved into a rental property just before Christmas, which as we know is summer at its hottest, did so on the proviso the broken air conditioner at the property was repaired within an agreed time. Now we also know trying to get a repairman to fix anything over the Christmas holiday period is impossible, as the landlord discovered.

Weeks dragged on and still the air conditioner sat idle. Much complaining on the tenants' part resulted in not only an irate landlord but also an application to the Tribunal as the tenants were claiming a part refund of rent for every week they spent without the air conditioner.

Both tenant and landlord appeared before the Magistrate who looked over the paperwork from both parties. He concluded that the landlord had a strong case as she had supplied proof of her efforts to have the matter resolved within a timely manner – however in this case the Magistrate ruled in favour of the tenant.

Why?

Because the tenants had supplied a copy of the Landlord's Facebook page which displayed not only derogatory comments about the tenants but also an admission she had deliberately told the repairman there was no urgency to repair the appliance as 'they can wait for it now'.

Oops – the landlord was ordered to pay a refund of rent and to have the appliance repaired.

Case Closed.

Article from Barclay MIS website
Posted 17/03/2010

