

# Property Investor Report



## QCAT (Queensland Civil and Administrative Tribunal)

As of 1 December 2009, Residential Tenancy disputes in Queensland are governed by QCAT. QCAT now decides a range of residential tenancy disputes between:

- tenants, and landlords or agents related to rents, bonds, holding deposits, service charges, standard of premises, entry onto the premises, locks and keys, relocation of moveable dwellings, moveable dwelling park rules, transfer or sub-letting by tenants, termination of tenancy agreements, compensation, exclusion of persons from moveable dwelling parks, tenancy databases and other disputes, and
- residents, and providers of, or agents for rooming accommodation agreements, rental bonds, payments, house rule changes, abandoned goods and documents left behind, applications to end agreements and other disputes.

On a weekly basis whilst visiting clients the general feedback from Property Managers and Principals is that they are experiencing excessive time delays in getting a hearing for both urgent and non-urgent disputes (we've heard it can take around 4-6 weeks to receive a hearing for 'urgent' applications!).

### So how does this all relate to Landlord Insurance?

For landlords that don't have adequate landlord insurance, these delays can be quite costly. The time from when a tenant stops paying rent up until the date you receive vacant possession could be in excess of 2 months. All that, with no income from the property, and then there's any cleaning and damages the tenants have left for you. Landlords should check their insurance policy to ensure that it covers the rent lost for the time it takes to apply to court and take into account these delays to ensure they are not left with a big debt and a trashed property.

Spending time at court hearings is extremely time consuming and the least time spent there the better. The importance of quality tenant selection, issuing breach notices on time as well as presenting well maintained rental properties is imperative in today's market. For your information the Terri Scheer Landlord Preferred Policy only requires the Property Manager to go to court if they are applying for a warrant of possession/ possession order.

Andrew Ashurst,  
Business Relationship Manager (Qld)  
Terri Scheer Insurance

### Do you have adequate Landlord Protection Insurance??

You may have heard in the news recently about the Queensland Health payroll issues. Due to glitches in the new payroll computer system, a significant percentage of their employees have been short-changed, or not paid at all, over the past month.

Many people do not have cash reserves to protect themselves against this sort of occurrence - and unfortunately, rent is often one of the first payments that will fall behind.

This situation highlights the fact that a Lessor can NEVER be 100% certain of a regular rent income. No matter how good their tenant has been in the past, no-one knows what situation can befall them in the future.

Now is a good time to check your Landlord Protection Insurance, and ask these simple questions:

- Over what period of time will your policy cover for loss of rent?
- Does your insurer let you use the bond for cleaning?
- Is your policy valid for a periodic lease agreement?
- Does your policy cover accidental damage by tenants?

Feel free to contact me if you have any questions.

Laura Valenti  
Solutions Property Management

## Leased in April



ADDRESS	DETAILS	RENT
Lotus Ave, Bellmere	2-bed duplex , a/c	\$255 (\$5 incr)
Tylah St, Kallangur	2-bed duplex, a/c	\$280 (same)
Woodrose Rd, Morayfield	3-bed house, ensuite, a/c, SLUG	\$280 (\$5 decr)
Grosvenor Tce, Deception Bay	3-bed house, fans, carport	\$290 (same)
Parish Rd, Caboolture	4-bed house, a/c, fans, SLUG	\$300 (new listing)
David St, Burpengary	3-bed t/house, ensuite, a/c SLUG	\$310 (same)
Bolte Cres, Kallangur	3-bed duplex, ensuite, a/c, DLUG	\$325 (\$15 decr)
Adrian St, Caboolture	4-bed house, ensuite, a.c, DLUG	\$335 (5 incr)
Koel Ct, Warner	3-bed duplex, ensuite, a/c, DLUG	\$340 (same)
Lacebark St, Morayfield	4-bed house, ensuite, a/c, DLUG	\$340 (new listing)
Mowbray Ct, Kallangur	4-bed house, ensuite, a/c, DLUG	\$350 (same)
Fig Ct, Upper Caboolture	4-bed house, ensuite, ducted a/c, DLUG, IG pool (incl maintenance)	\$370 (new listing)
Terrace Ct, Narangba	4-bed house, ensuite, fans, DLUG	\$370 (\$5 decr)
Seabiscuit Cres, Kallangur	4-bed house, large living, ensuite, a/c, DLUG	\$400 (new listing)

**Calendar Dates for May**

**Disbursements**

Mid Month-  
Fri 14th May

End of Month-  
Mon 31st May

**Office Holidays**  
Labour Day  
Mon 3rd May

## For Sale—Bellmere \$365,000

### Investment Opportunity— Good stable tenants in place!

Completed around July 2009, this contemporary home is positioned high on a 602sqm block.

A stylish design comprising 4 bedrooms with robes, the master bedroom complete with walk-in robe and Ensuite.

The kitchen has stainless appliances including a dishwasher, and opens to the tiled family/dining area. Also boasts separate carpeted living room and large undercover al fresco area.

Featuring security screens and doors, fans throughout, air-conditioning, water tank, and double lock-up garage with remote.



Located in a new estate in popular Bellmere, close to all amenities.



To inspect contact: **Cliff Fleming** on 0403 030 969

BOSS EXPRESS Real Estate  
cliff@bossexpress.com.au

*Sustainability Declaration available from the agent.*