

Property Investor Report



Maintenance and Lease Renewals

When it comes to repairs on an investment property, most Lessors understand the importance of having urgent issues dealt with immediately.

However, when the maintenance is routine – such as doors sticking, paint peeling, or temperamental appliances – some Lessors are putting off spending money.

As managing agents, it is our job to advise Lessors of their obligations to maintain their properties to an acceptable standard and condition, allowing for fair wear and tear by the Tenant.

Consideration must be given if the Lessor does not maintain the property, but continues to increase the rent.

The Tenant has the right to apply to the Tribunal if the state of repair of the premises is to a point where the rent is too high. This application can be made at any stage of the tenancy – even AFTER they have signed a lease renewal.

Please see below an extract from the RTRA Act 2008 – in **bold** is the relevant term.

Section 71 - Tenant may apply to tribunal about significant change in subsequent agreement

(6) In deciding an application that relates to an increase in rent, the tribunal must have regard to the following –

- (a) the range of market rents usually charged for comparable premises;
- (b) the proposed increased rent compared to the current rent;
- (c) the state of repair of the premises;**
- (d) the term of the tenancy;
- (e) the period since the last rent increase (if any);
- (f) anything else the tribunal considers relevant.

Christmas / New Year Operating Times

Please be advised that our office will be closed between 24/12/11 and 3/1/12 (inclusive).

So that you can receive your rent payments before Christmas, we have adjusted the disbursement dates for December and January.

** See dates over page to ensure you are aware of the disbursement dates.**



On behalf of Norma, Sue, Jennifer, Lorraine, David and Cliff, I wish you a safe and happy Christmas break, and look forward to continuing our business relationship in the New Year.

Laura Valenti

Leased in November/ December

Seabiscuit Cres, Kallangur	2-Bed Duplex, C/port	\$280 (same)
Koel Ct, Warner	2-Bed Duplex, C/port	\$285 (same)
Joyce St, Burpengary	3-Bed T/house, ens, SLUG	\$300 (same)
Crestwood St, Morayfield	3-Bed House, C/port	\$310 (same)
Cycad Dve, U/Caboolture	4-Bed House, ens, DLUG	\$330 (same)
Gabrielle Ct, Kallangur	3-Bed T/house, ens, C/port	\$330 (same)
Peacherine Cct, Bellmere	4-Bed House, ens, DLUG	\$330 (same)
Koel Ct, Warner	3-Bed Duplex, ens, DLUG	\$350 (same)
Gawler Cres, Bracken Ridge	3-Bed T/house, ens, SLUG	\$360 (same)
Hedges Ave, Burpengary	4-Bed House, ens, DLUG	\$370 (same)
Xanadu Dve, Bellmere	4-Bed House, ens, DLUG, Spa	\$380 (new listing)
Caitlin Ct, Kallangur	4-Bed House, ens, DLUG	\$380 (same)
Viney Ave, Kallangur	3-Bed Hi-set, DLUG	\$385 (same)
Clearwater Cres, Murr/Downs	4-Bed House, ens, DLUG	\$390 (same)
Central Lakes Dr, Caboolture	5-Bed House, 2 ens, DLUG ducted a/c	\$430 (same)
Wivenhoe Cct, Narangba	5-bed house, ens, a/c, DLUG In-ground pool	\$520 (new listing)

Norma on Leave

Norma, our Senior Property Manager, will be taking Annual Leave from Dec 5th until Jan 9th.



Norma has worked extra hard to complete all her routine inspections and lease renewals due during her absence – but if there is anything you need to ask Norma, please contact her in the next few days.

Our team will be sharing Norma's responsibilities during this time. If Norma is your Property Manager, please direct your enquiries to reception (see details below) so that they can be forwarded to the appropriate staff member to action.

Ph (07) 3888 0098

Email: admin@solutionsproperty.com.au

We hope you join us in wishing Norma a relaxing and well-deserved break!

Laura Valenti, Managing Director



Calendar Dates for December/ January

Disbursements

December

Mid-Month

Mon 12th Dec

End of Month

Thurs 22nd Dec

January

Mid-Month

Thurs 12th Jan

End of Month

Mon 30th Jan



Office Holidays

Christmas/ New Year

24/12/11— 03/01/12
(inclusive)

Australia Day

Thurs 26th Jan