

Property Investor Report



Electric Hot Water System Replacement

Hot water systems are one of the highest single energy users and greenhouse gas contributors in the home. To reduce the carbon footprint of households, electric hot water systems are being phased out all over Australia.

The phase out refers to electric resistance hot water systems only. An electric resistance hot water system is the most common form of electric hot water system. These systems were commonly installed in houses and townhouses built before 1 March 2006.

Rebates are available if you replace your electric hot water system with a solar or heat pump hot water system. For more information on the Queensland Government rebate visit the ***Do the Bright Thing*** website. For more information on the Commonwealth Government's rebate visit the ***Renewable Energy Bonus Scheme*** website.

Since 1 January 2010 owners of existing houses and townhouses (class 1 buildings) located in a reticulated natural gas area have been required to install a greenhouse efficient hot water system (i.e. gas, solar or heat pump) when their existing electric hot water system needs replacing. Householders do not need to replace existing electric hot water systems that are in good working order.

If the homeowner is replacing an existing electric system that has failed and it is still covered for replacement under the manufacturer's warranty, they are permitted to install an electric system. When a component of an existing electric system requires replacement this is also permitted.

At this stage, owners of homes located outside a reticulated natural gas area will still be able to replace their existing electric hot water system with another electric system or voluntarily upgrade to a greenhouse efficient system.

Source : <http://dlgp.qld.gov.au/sustainable-housing/electric-hot-water-system-replacement.html>

New-Look Inspection Reports



You will notice as of the beginning of this year that our routine inspection reports will look a little different.

The information will be the same, but we will be utilizing a different program.

The advantages are a format which is easier for you to read, and more options for us to include photos.

As always, we urge you to spend a few minutes to read these reports and contact us to authorize any routine maintenance or repairs.

Leased in December/January

Travis Ct, Cab South	2 Bed Duplex, 1 bath, SLUG	\$235 (new)
Gabrielle Ct, Kallangur	2 Bed Duplex, 1 bath, SLUG	\$265 (dec \$5)
Tylah St, Kallangur	2 Bed Duplex, 1 bath, SLUG	\$265 (inc \$5)
Prion Ct, Deception Bay	3 Bed House, 1bath, D/C/Port	\$285 (new)
Tourmaline Cct, Mango Hill	3 Bed Duplex, ens, SLUG	\$310 (new)
Heath Ct, Caboolture	4 Bed House, ens, DLUG	\$310 (dec \$10)
Michael Ave, Morayfield	4 Bed House, ens, DLUG	\$315 (dec \$5)
Friarbird Rd, Kallangur	4 Bed House, DLUG	\$320 (new)
Lyndon Way, Bellmere	4 Bed House, ens, DLUG	\$320 (same)
Lyndon Way, Bellmere	4 Bed House, ens, DLUG	\$320 (same)
Van Beelen St, Caboolture	4 Bed House, ens, DLUG	\$330 (same)
Gabrielle Ct, Kallangur	3 Bed Duplex, ens, SLUG	\$335 (inc \$5)
Lomandra Dr, Morayfield	4 Bed House, ens, DLUG	\$340 (new)
Leatherwood St, Morayfield	4 Bed House, ens, DLUG	\$340 (same)
Pitt Rd, Burpengary	3Bed House, C/Port, DLUG	\$350 (new)
Rebecca St, Burpengary	3Bed House, C/Port, DLUG	\$350 (same)
Beatrice Ct, Burpengary	4 Bed House, ens, DLUG	\$370 (new)
Burpengary Rd, Burpengary	3 Bed House on 2 ac, 3LUG	\$380 (dec \$35)
Hare St, North Lakes	4 Bed House, ens, DLUG	\$400 (same)
Boronia Outlook, Narangba	5 Bed 2 story House, 3bath, DLUG	\$430 (new)



Calendar Dates For February

Disbursements

Mid-Month
Tues 14th Feb

End of Month
Wed 29th Feb

Office Holidays

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Happy 4th Birthday to
Solutions Property
Management!



New Member joins our Team

We are pleased to announce our new team member, **Carol**, who is replacing Jennifer as our new Receptionist. Apart from years of administration experience, Carol has worked in all areas of Property Management. Her varied experience makes her perfectly suited to the busy role at the front counter.

Jennifer has moved into a new role as Office Manager, and will be assisting me as our business continues to grow in this, our fifth year of operation.

- Laura Valenti

