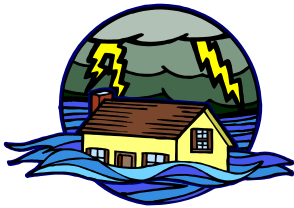


Property Investor Report



Wild Weather Warning: Check Your Policy



As the damages bill from recent extreme weather in Queensland, northern NSW and Victoria reaches billions of dollars and continues to increase, affected householders are left wondering just what their insurance will cover. Was damage caused by a flood, or storm water run-off?

The Insurance Council of Australia (ICA) warned that not all insurance policies will cover policy holders for this type of flood event and that policyholders should contact their insurer for clarification.

"All claims received by the general insurance industry will be assessed on a case-by-case basis taking into account the nature of the damage sustained and the terms and conditions of each insurance policy", ICA Chief Executive Rob Whelan said.

"Flood insurance products are widely available in QLD and have been for a number of years," he added.

A report by consumer advocacy group Choice into home and contents insurance found that while rainwater run off is covered

by almost all policies, cover for flash flooding is only offered by around two-thirds of policies.

Flooding that occurs when it hasn't rained in your area—such as when a river overflows due to heavy rain upstream - is only covered by about 50 per cent of insurers, the report showed.

Flooding now makes up almost one-third of all insurance pay-outs related to natural disasters, according to the ICA.

Choice found that if you are living in one of 170,000 homes in Australia considered to be in a high flood-risk area you may experience some difficulty getting flood cover and may be charged a surcharge which can range from 30 per cent up to 1000 per cent of your premium.

While many policies do include coverage for rainwater run off, this may not include flash flooding.

It was also found that insurers also use different definitions and exclusions for floods. Some cover you against flash flooding after

heavy rain if it was caused by a man-made waterway but not if it was caused by a water catchment system, such as a creek flowing behind your house.

Generally speaking, if your property is located within an area that has been classed as "flood prone", your insurance policy will not cover you for flooding. If your property is not in a flood prone area, you may or may not be covered for 'flash' flooding, depending on the insurance policy you hold.

If you're not sure if your property is in a flood prone area, contact your local council.

As always, the golden rule is if you don't know, ask! Phone your insurance company and ask them exactly what you're covered for and under what circumstances.

Source:
Quartile Property Network
(21 January 2011)

Leased in February



ADDRESS	DETAILS	RENT
Seabiscuit Cres, Kallangur	2-bed duplex, A/C	\$270 (same)
Woodrose Rd, Morayfield	3-bed house, A/C, SLUG, gated complex with pool	\$280 (\$5 decr)
Lina St, Morayfield	3-bed house, A/C, carport	\$290 (new listing)
Ronald Ct, Morayfield	4-bed house, ensuite, A/C, SLUG	\$300 (\$15 decr)
Camille Ct, Caboolture	4-bed house, ensuite, A/C, DLUG	\$310 (\$10 decr)
Almond Way, Bellmere	4-bed house, ensuite, A/C, DLUG	\$315 (same)
Michael Ave, Morayfield	4-bed house, ensuite, A/C, DLUG	\$320 (same)
Ronald Ct, Cab Sth	4-bed house, ensuite, A/C, DLUG	\$320 (\$10 decr)
Elof Rd, Caboolture	4-bed house, ensuite, A/C, DLUG	\$330 (same)
Gabrielle Ct, Kallangur	3-bed duplex, ensuite, A/C tandem car	\$330 (\$10 incr)
Peacherine Cct, Bellmere	4-bed house, ensuite, A/C, DLUG,	\$330 (same)
Grassdale Cres, Morayfield	4-bed house, ensuite, A/C, DLUG	\$335 (\$5 incr)
Soward Ct, Morayfield	4-bed NEW house, ensuite, A/C, DLUG	\$340 (new listing)
Maine Tce, Deception Bay	4-bed house, ensuite, A/C, DLUG	\$350 (\$10 decr)
Hedges Ave, Burpengary	4-bed house, ensuite, A/C, DLUG	\$360 (\$10 decr)
Outlook Ct, Kallangur	4-bed house, ensuite, A/C, DLUG	\$375 (same)

Calendar Dates for March

Disbursements

Mid Month-
Tues 15 Mar

End of Month-
Thurs 31 Mar

Office Holidays

On the eve of our 3rd Birthday—an exciting new Service for you



On March 1st, we will celebrate three years since Solutions Property Management began operating.

Thanks to our fantastic staff, hard work, and loyal clients who provide most of our new client referrals, we have grown into one of the most reputable Property Management services in the Moreton Bay Region.

Announcing Our New Sales Division...

And now, to cater for demand from our Clients, I am pleased to announce that we have extended our services to Real Estate Sales.

Experienced Sales Consultant Cliff Fleming has joined our team. Cliff boasts 16 years' experience in Property Sales, including residential sales, new home constructions and sales, and developments of townhouses and land subdivisions.

Whether you are seeking to sell your property, buy, or are just after a sales appraisal, Cliff is at your service.



Cliff Fleming
Sales Manager
0403 030 969