

Property Investor Report

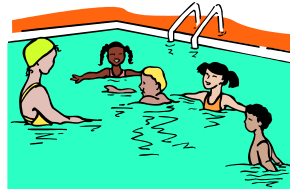


NEW POOL SAFETY LAWS FOR QUEENSLAND

STAGE 1 - Proposed to take effect on 1 December 2009 and apply to NEW residential swimming pools. It will include:

- Simplification of pool fencing laws to the latest pool fencing standards.
- Provisions to allow temporary fencing for pools under construction.
- Ensuring all new swimming pools undergo mandatory final inspections.
- Mandatory cardiopulmonary resuscitation (CPR) signage that meets current best practice.
- Development of a model swimming pool register.
- Better reporting of immersion incidents from Queensland Police.

- More than tripling the spend on Qld Government's pool safety campaign.



STAGE 2 - To be implemented later in 2010 and will mostly target EXISTING swimming pools, including:

- Rationalisation of 11 current pool fencing standards to just one standard for all pools, both new and existing pools.
- A mandatory point of sale and lease inspection system.
- Phase-out of child resistant door used as pool barriers.

- Wider application of state laws to include indoor pools and pools associated with hotels, motels caretaker residences and caravan parks.

- A swimming pool register.
- Fencing for all portable pools deeper than 300 millimetres.
- Narrowing the ability for Councils to create local pool laws where state laws apply.
- Councils to gain greater powers of entry for safety inspection.
- Model local law for councils who wish to cover pools outside state laws.

For more information please visit www.dip.qld.gov.au/poolsafety.

Source: Qld Government, Dept of Infrastructure & Planning

***Do we have your updated Email Address???

I am putting together an **Email Distribution List** of all our landlords so that we can alert you to important information instantly.

Please ensure that we have your **current email address** on our files. I will be sending out our first message in the next couple of weeks.

If you need to update any of your contact details, please send a quick email to me at laura@solutionsproperty.com.au.



Leased in October



| ADDRESS | DETAILS | RENT |
|---------------------------|--|---------------------|
| Bolte Cres, Kallangur | 2-bed Duplex; a/c; carport | \$280 (same) |
| Woodrose Rd, Morayfield | 3-bed house in gated complex | \$280 (same) |
| Gibbs St, North Lakes | NEW 2-bed Duplex; a/c; SLUG | \$290 (new listing) |
| Lotus Ave, Bellmere | NEW 3-bed Duplex; a/c; ensuite; DLUG | \$300 (new listing) |
| Riverwood Dve, Bellmere | 4-bed house; a/c; ensuite; DLUG | \$310 (same) |
| Woodrose Rd, Morayfield | 4-bed house; a/c; ensuite; DLUG | \$325 (new listing) |
| Adrian St, Caboolture | 4-bed house; a/c; ensuite; DLUG | \$330 (same) |
| Gibbs St, North Lakes | NEW 3-bed Duplex; a/c; ensuite; SLUG | \$340 (new listing) |
| St Columbans Ct, Cab. | 4-bed house; a/c; ensuite; DLUG | \$350 (same) |
| Hedges Ave, Burpengary | 4-bed house; a/c; ensuite; DLUG | \$360 (same) |
| Alpine St, Bald Hills | 4-bed house; ensuite; DLUG | \$400 (same) |
| Central Lakes Dve, Cab. | 5-bed house; 3 bathrooms; a/c; DLUG | \$420 (\$20 incr) |
| Glasshouse Cct, Kallangur | NEW 4-bed 2-storey house; a/c; ensuite | \$500 (new listing) |

A Message from Carla...

As you can see, we have had a great month in the Letting Department. We have managed to lease most properties with only minimal turn-around time, and are noticing a steady increase in tenant enquiry as Christmas approaches.

It is important to be aware that these short vacancy periods are only possible when the owners are realistic about price expectations. Fair market value will give the best possible chance to attract a better long-term tenant with minimal vacancy period—which is, after all, what all investors are looking for.



Calendar Dates for November

Disbursements

Mid Month-
Fri 13th Nov

End of Month-
Mon 30th Nov

Office Holidays

Preparations for Christmas...

To our valued Clients....



Please be aware that tradespeople start to get very busy in the lead-up to Christmas.

If there is a non-urgent maintenance issue which you would like us to attend to before the end of the year, please contact Norma your Property Manager now, so that she can book it in to be done prior to Christmas.

With regards to office opening hours the office will be closed from Thursday 24/12/09 and re-opening on Monday 4/1/10.

However, anyone calling our office during this period will be given a mobile number to contact. The matter will be dealt with immediately if it is an emergency.

Rest assured that your rent payments will continue to be monitored and we will be processing end of month as usual within this period.

Laura Valenti
Managing Director
Solutions Property Management