

BODY CORPORATE

Last month, Laura attended an information session for Property Managers, put on by *Capitol Body Corporate Administrators*.

It was very informative, but the most interesting thing we learnt was how much power is held by the Body Corporate Committee. This is made up of a group of owners of the Complex, and they make decisions on many aspects including maintenance, improvements, and certain By-Laws. Anyone who has ownership of at least one of the properties can nominate to be on the Committee which is made up of up to 7 owners.

In the case of a complex which has many investors (and few owner/occupiers), interest in becoming a part of the Committee tends to be unfortunately low.

If your property is part of a Body Corporate, we urge you to take a more active role, because the Body Corporate Administrator is working for YOU and will take directions straight from the Committee. The body corporate managers actually have very little authority to do anything, and need to take specific instructions from the committee.

Capitol BCA has a very informative website with an excellent resource centre. Should you have any general questions, please do not hesitate to contact them via their website.


BODY CORPORATE ADMINISTRATION
www.capitolbca.com.au

Community News.....

Solutions Property Management was proud to be a gold sponsor this year at the St Eugene's Feast Fair held on Sunday 19th July.

A fun day was had by all – a day of food, rides and entertainment; a perfect way to spend a beautiful Winter's day with the family.

Congratulations to all the staff, students, and other volunteers who contributed their time, talents and hard work to achieve a very well organised event.



Principal Jim Midgley sampling the fine fare on offer



LEASED IN JULY

Bellini Rd, Burpengary	3 Bed Unit, SLUG	\$285 (inc \$10)
Swordgrass Ct, Kallangur	2 Bed T/House, SLUG	\$320 (same)
Gallipoli Ct, Caboolture South	4 Bed House, ens, DLUG	\$330 (same)
Greenwich Ct, Bellmere	4 Bed House, ens, DLUG	\$340 (same)
Kemp St, Caboolture	4 Bed House, ens, DLUG	\$340 (same)
Gizelle Ct, Caboolture	4 Bed House, ens, DLUG	\$345 (same)
Gibbs St, North Lakes	3 Bed Duplex, ens, SLUG	\$350 (same)
Telopea Pl, Morayfield	4 Bed House, ens, DLUG	\$360 (same)
Bilby Dve, Morayfield	4 Bed House, ens, DLUG	\$360 (same)
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Bantry Ave, Burpengary	3 Bed House, Pool, Storage	\$370 (same)
Ferny Cres, Burpengary	4 Bed House, ens, DLUG	\$385 (same)
Garigal St, North Lakes	4 Bed House, ens, DLUG	\$390 (new)
Clearwater Cres, Murrumba Downs	4 Bed House, ens, DLUG	\$410 (inc \$15)
Nottingham Ct, Beerwah	5 Bed House, sheds	\$450 (same)
Juniper Ct, Narangba	5 Bed House, ens, DLUG	\$480 (same)
Baybreeze Cl, Deception Bay	5 Bed House, ens, DLUG	\$520 (new)
Sir Dapper Dve, Burpengary	5 Bed House, ens, DLUG, Pool, 3 living areas, Acreage	\$550 (dec \$20)
Tontonan Dve, Burpengary	5 Bed House, pool, DLUG, Shed, Acreage	\$680 (same)
Hall Rd, Elimbah	5 Bed House on 5 acres, DLUG, ens, Pool, Spa, Sheds, Studio	\$800 (new)

Pine Mountain Rd, Brassall	3 Bed Duplex, SLUG	\$270 (new)
Matas Dve, Pimpama	4 Bed House, DLUG	\$380 (new)
River Hills Rd, Eagleby	3 Bed Townhouse, SLUG	\$310 (new)
River Hills Rd, Eagleby	3 Bed Townhouse, SLUG	\$310 (dec \$10)
Jellicoe St, Loganlea	3 Bed Townhouse, SLUG	\$325 (inc \$10)
Coachwood Dr, Jimboomba	4 Bed House, DLUG	\$420 (new)

CALENDAR DATES FOR AUGUST

Wed 5th Aug
Wed 12th Aug
Wed 19th Aug
Wed 26th Aug

Monthly
Statement Issued

Wed 26th Aug

DISBURSEMENTS

Monday 10th Aug

Royal Show
Holiday

Moreton Bay Region
and Logan City

OFFICE
HOLIDAYS



Jo Mansfield
Marketing & Communications

The Power of Words -

How Solutions is Leading the Way in Marketing Rental Properties

Marketing your property to prospective tenants is a highly specialised task which requires a creative flair and a keen eye for detail. Based on this, we made the decision to create a dedicated role specifically for this purpose.

Jo joined us earlier this year as receptionist, but she quickly demonstrated her aptitude in creating excellent ad texts which are attracting quality tenants. This made Jo the perfect choice for our new role.

Apart from marketing your property, Jo is in charge of our Corporate Marketing including Social Media, Editorials, and Website Presence. Jo also works closely with Michelle, our Management Consultant, in assisting to bring in our new Clients to ensure the transition remains smooth and efficient.