

SAFE RENTAL PROPERTIES

Happy Tenants - High Rental Return - Low Risk

It almost seems superfluous in these modern times to mention that landlords must provide a property which is safe for tenants to live in. After all, it really is common sense, isn't it??

Aside from the moral obligation we have of ensuring the safety of our fellow human beings (ie tenants), Landlords are legally bound to do so (see insert).

Furthermore, there is the not-so-altruistic but equally important reason of minimising risk of liability. These days it is not uncommon to hear of a Landlord being successfully sued by a tenant who injures himself at a property due to an unattended repair.

You may recall the tragic news story in 2010 of the baby who died at a Rockhampton rental property after her father, who was carrying the baby, stepped onto rotten decking and fell through the verandah. The baby was thrown from her father's arms, fell off the verandah and died.

It is hard to fathom the intensity of the grief that would surround this type of accident - to the family, the Landlord, the Agent... there is no winner.

How safe is your investment property?

Are there any loose railings, floorboards or other building hazards? Trip or slip hazards? Curtain & blind cord hazards? Moisture hazards?... these are all items for which you as Landlord are responsible.

Don't fall into the false sense of security that we, as your managing agent, will be able to identify these potential hazards at our routine inspections. We are not building inspectors and do not have the training to make these important judgements.

But as your managing agent, it is our job to provide you with a solution - and we have one.

It's called **PropertySafe**, and it's an inspection service that caters specifically for investment properties. Upon your approval, qualified building inspectors will inspect your property and provide a comprehensive report which will identify any potential safety risks. We then work with you to rectify any safety hazards.

Our Landlord clients will personally receive information about this service in the near future. At the very least, this will take a huge worry off your shoulders.. at best, it may avoid a tragic accident at your property.

RTRA Act - Section 185 - Lessor's obligations generally

- (3) While the tenancy continues, the lessor—
- (a) must maintain the premises in a way that the premises remain fit for the tenant to live in; and
 - (b) must maintain the premises and inclusions in good repair; and
 - (c) must ensure any law dealing with issues about the health or safety of persons using or entering the premises is complied with; and
 - (d) if the premises include a common area—must keep the area clean.

LEASED IN APRIL

Susan Ave, Kippa Ring	2 Bed Duplex DLUG	\$260 (same)
Woodrose Rd, Morayfield	3 Bed House, SLUG	\$280 (same)
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Rainbird Cct, Kallangur	2 Bed Duplex, Single carport	\$280 (same)
Burns Pde, Kallangur	2 Bed Duplex, Single carport	\$280 (same)
David St, Burpengary	2 Bed T/house, SLUG	\$295 (dec \$10)
Sims St, Caboolture	4 Bed House, ens, DLUG	\$310 (same)
Mellino Dve, Morayfield	3 Bed House, SLUG	\$320 (same)
Van Beelen St, Caboolture	4 Bed House, ens, DLUG	\$335 (same)
Koel Ct, Warner	3 Bed Duplex, ens, DLUG	\$350 (same)
Newmarket Dve, Morayfield	4 Bed House, ens, DLUG	\$350 (same)
Lloyd St, Caboolture	4 Bed House, ens, DLUG	\$365 (same)
Waratah Way, Morayfield	5 Bed House + Study, ens, DLUG	\$400 (same)
Valesini Ct, Caboolture	4 Bed House, ens, DLUG	\$400 (inc \$35)
Fodora Pl, Burpengary	4 Bed House, ens, DLUG Brand New	\$400 (new)
Cavalli Cres, Burpengary	3 Bed House, ens, DLUG, Pool	\$450 (same)
Abercrombie St, Mango Hill	4 Bed House, ens, DLUG Brand New	\$455 (new)
Bracken Ridge Rd, Sandgate	3 Bed H/set House, DLUG	\$490 (new)
Glasshouse Cr, Kallangur	5 Bed House, ens, DLUG	\$500 (same)
Alexandra Pde, Wamuran	4 Bed House, ens, DLUG Shed, ¾ acre	\$530 (new)
Shiraz Chase, Morayfield	5 Bed House, ens, Tandem Carport, Pool, ¾ acre	\$530 (same)

CALENDAR DATES FOR MAY

DISBURSEMENTS

Wed 7th May
Wed 14th May
Wed 21st May
Wed 28th May

Monthly Statement Issued

Wed 28th May

Landlord Client Survey



Recently you would have received an email with a link to our Client Satisfaction Survey.

If you have not yet completed this, please do - it literally takes just 10 seconds (a little longer if you want to make any comments).

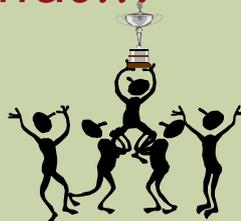
I will keep the survey open for another week and will publish the results in the next newsletter.

*Laura Valenti
Managing Director*

The Solutions Team Expands...

As our business grows, we continue to add to our Team to provide you with the very best service.

Michelle Watt, who has been with us for over two years, will now be assisting me with new business development.



Caroline Duxfield & Julie Lynch - both experienced property managers - will be starting with us this month.

I am in the process of sending emails to our clients whose property will be managed by a new property manager. Feel free to contact me if you have any questions.