

# artation

## From The Directors ...

With Christmas fast approaching we have seen a sudden surge in rental enquiry in the Moreton Bay region. Our vacancy rate is now at an all time low and we are in desperate need of more vacant properties to lease. If you know of anyone with an investment property sitting vacant please refer them to us.

Next month marks our first year anniversary in Brisbane and we would like to take this opportunity to thank you all for your support and loyalty throughout this year.

Kindest regards,

Wade & Wendy



## Properties Let During October ...

29 Hansford Street, North Lakes	\$365
49 Lucus Street, Scarborough	\$300
3/38 Queen Street, Scarborough	\$310
2/95 Duffield Road, Kallangur	\$250
8 Leichhardt Avenue, Rothwell	\$425
8 Marasco Court, Dakabin	\$350

**MORE PROPERTIES URGENTLY NEEDED IN**

**North Lakes and Mango Hill**

## North Lakes Building Frenzy ...

There has been a lot of talk in the news recently about North Lakes experiencing a boom period.

If you own property in North Lakes or the surrounding area, and are interested to read more, you can view the articles on the News & Media page of our website.

## Landlord Sales Offer ...



All Landlords who sell their property with Artation during 2011 will qualify for our discounted commission rate of just 2.2%.

For more details or to list your property for sale, please contact our sales team on 07 3481 2210.

## Landlords, add us to Facebook ...

Please remember to add us to your Facebook account to keep up to date with latest news and events.



## \$200 cash could be yours ...

We are offering our Facebook page 'likers' a \$200 referral fee when they recommend our Property Management services to their friends.

It's simple, join our Facebook page, refer a friend who transfers the management of their rental property to us and we'll give you \$200 cash... no strings attached!



## Tree and Fence Disputes ...

For more than 50 years, the [Dividing Fences Act 1953](#) has been the statutory authority on dividing fences. The [Neighbourhood Disputes Resolution Act 2011](#) modernises many sections of the Act and uses modern drafting styles and language. It will provide more effective remedies for neighbours to help resolve disputes about dividing fences and trees. It also gives jurisdiction to the Queensland Civil and Administrative Tribunal (QCAT) to deal with these matters. The Act is not yet law, but will commence 1 November 2011.

Every year, thousands of Queenslanders find themselves in the middle of a neighbourhood dispute about a tree or a fence. The new *Neighbourhood Disputes Resolution Act 2011* will commence 1 November 2011 and will make it easier for neighbours to resolve their disputes over trees and fences. While no two queries or disputes will be exactly the same, this is a quick guide to help you and your neighbour find the best solution.

\* source: <http://www.justice.qld.gov.au>

## \$10,000 QLD Building Boost Grant ...

The Queensland Building Boost Grant is a grant of \$10,000 for a person or corporation buying or building a new home in Queensland for a value less than \$600,000. The grant is to assist recovery in the housing construction sector, Queensland's third-largest job generating industry.

### Quick facts ...

*Yes, buyers can have \$10k for each and every home they purchase,*

*Yes, it can be for investors (property must be lived in by someone during 1<sup>st</sup> 12 months following completion),*

*Yes, 1st home buyers can also get FH \$7k grant,*

*Yes, second home buyers are eligible for this \$10k,*

*No, the buyer doesn't need to be a Queenslanders – but Yes they do need to be buying / building in QLD.*

**Time is running out! The grant ends on 31 January 2012!**

Speak to our Sales Team on 07 3481 2210 for more information.

## Expand Your Portfolio ...

Address	Bed	Bath	Car	Price
32 Livingstone St, Strathpine	3	1	1	\$319,000
75 Nectar Way, Burpengary	6	3	5	\$749,000
63 Old Gympie Rd, Kallangur	3	1	2	offers over \$300,000
22 Cherington Way, Murrumba Downs	4	2	2	\$699,000



32 Livingstone Street, Strathpine



63 Old Gympie Road, Kallangur

For more information on any of these properties please contact  
**07 3481 2210** or [sales@artation.com.au](mailto:sales@artation.com.au)