

# artation

## Reminder ...

Don't forget about our **Landlord Sales Package!**

This package allows landlords who list their property with our sales team to receive the following benefits:

- free written market appraisal,
- a discounted commission rate of 2% plus GST if you list from March— December (only for Exclusive listings), and
- we will waive management fees for the property for the initial 60 day exclusive period!

Please contact our Sales Manager, Rob Evans on 07 3481 2210 for more information.

## Rental Home Pool Fencing...

On February 14, Premier Anna Bligh announced leniency in the legislation introduced on December 1 last year, stating that *'all dwellings with a non shared pool must have a valid pool safety certificate before a rental agreement can be entered into'*.

Included in the Queensland Reconstruction Authority Bill 2011, introduced as a result of Cyclone Yasi and the flood crisis, the Premier stated *"we need to use common sense in the aftermath of these natural disasters ... now is not the time to stick rigidly to the rules ... this is about giving people the breathing space they need to concentrate on putting their lives back together."*

Under the exemption, pool owners may lease their property without a valid pool safety certificate provided they first give to the tenant a notice alerting the tenant to the fact that the pool may not comply with pool safety laws and may pose a risk to young children.

If you think this may affect you please visit <http://statements.cabinet.qld.gov.au> or contact your property manager for more information.

Source: Ministerial Media Statement – QLD Government



## Quick tip ...

Even if you're not thinking of selling, it's a good idea to have an appraisal carried out on your property on an annual basis.

Many landlords do not have a correct understanding of the replacement value of their investment property and as a result, are often under insured. After the extreme weather Queensland has recently experienced, it's more important than ever to ensure you have the correct cover.

If you can't remember the last time you had your home appraised, contact our team on 07 3481 2210 to discuss the options and services available.



2/40 Rosebrook St, Kallangur



20 Wyena St, Kallangur



49 Dohles Rocks Rd, Kallangur



4 Gunsynd Dr, Dakabin



8 Seabiscuit Cres, Kallangur



80 Sorrento St, Margate