

In this months issue

- ◆ Gold Coast Light Rail up and running
- ◆ Broadbeach State School fete it coming
- ◆ Strata Manager Vs Property Manager -What's the difference?
- ◆ Digital TV retuning soon

Investor *news*

Welcome to this month's latest newsletter from the Ray White Broadbeach Property Management Team.

Gold Coast Light Rail begins services

Passengers have begun paying to use the Gold Coast light rail network from July 21st. This was after a free day on the light rail which saw almost 100000 people take part in a bit of history for the Gold Coast.

GoldLinQ chairman John Witheriff says he is not expecting the same sized crowds today.

"I am pretty confident that we are going to see good numbers coming through and I think Gold Coasters will embrace the tram," he said.

Gold Coast Mayor Tom Tate says the light rail system signals a coming-of-age for the city.

"What an historic day for the city of the Gold Coast but more than that it signals that we have done a legacy for future generations," he said.

"This light rail is the beginning of connectivity for our city."

The light rail system has only been carrying passengers for just over 24 hours and there are already calls to extend the network.

The acting chief executive of the Tourism and Transport Fo-

rum, Trent Zimmerman, says linking the light rail to the heavy rail system is a priority.

"We think the next stage is certainly to extend to Helensvale but ultimately we would also like to see the Government put in place a timetable for extending to Gold Coast airport," he said.

"This is going to be a success at this stage but it would be an even bigger success for tourism if it went both of those directions."



Broadbeach State School Fete is coming soon!!

Ray White Broadbeach is proud to be the major sponsor of this year's fete. The event is on the 23rd August, and we have some great activities and fun for the school including a ducking machine, roving magician and balloon artist and the kids are going to have a great time! (Ok, we will too!!) Over the coming months keep up to date with our Facebook page and also follow the school feeds as well. Lets all support this great cause!





Strata Manager Vs Property Manager What's the difference?

Know your Investment — Know your Manager

It turns out the difference between a strata manager and a property manager is quite significant, so if you're an apartment owner or a renter, or intend to be either, then this information is for you.

Strata managers work for all the owners as a group. Property managers work for individuals. If strata managers were to do both and there was a dispute or issue in the complex then they could find themselves caught in a conflict of interest situation, so the first thing to note is that your strata manager and property manager should not be the same person or the same company.

Strata manager

Chances are your apartment block has a strata manager. If not then it's a self-managed block which means all of the owners have agreed to do the management themselves. What most people don't realise is that a strata apartment block has a lot of legal requirements. This is to protect the investment of the owners and prevent things like underinsurance and

poor building maintenance.

A strata manager is appointed by the owners to look after the legal requirements. This means they do things like arrange the proper insurance, make sure the property is maintained by getting in cleaners for the common areas inside and out, and if you have pools and gyms make sure they are properly maintained.

If a building is not properly maintained and someone is injured as a result, the owners of each apartment can be held legally responsible and be up for thousands of dollars in compensation as well as fines.

Strata managers make sure that the correct valuations are done so that the building is insured for the full replacement cost. Again if something were to happen to the building and the insurance was too low, the owners would have

to make up the short-fall from their own pockets.

Property manager

If you've ever rented then you have dealt with a property manager. These are the people who

usually work in real estate offices and are the liaison between renters and landlords.

Of course if you're a landlord you don't

have to use a property manager but many people find it saves them time and makes having an investment property simpler. Property managers deal with the individual property and organise tenants and leases, collect the rent, arrange maintenance on the inside of the apartment or house. They are meant to regularly inspect the rental property to ensure that it is being kept in good condition and to also ensure that there are no issues.

*"An investment in knowledge pays the best interest."
Benjamin Franklin*

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Digital TV retuning soon

◆ What is the retune?

The retune is the final step in the move to digital-only TV. It's happening because some TV channels are being moved to make room for new services. You might lose some (or all) of your TV channels if you don't retune. You'll need to retune your digital TV, set-top box or digital TV recorder on or after your area's retune date (not before). Once you know your retune date you'll have to retune your digital equipment after this date.

◆ What happens if I miss my retune date?

If you aren't home on your retune date, you will simply need to retune your digital TV, set-top box or digital TV recorder when you get home.

◆ Why do different areas retune on different dates?

There are over 400 TV transmitters across Australia that need to be retuned. Retuning involves sending people to the towers to upgrade the equipment; a complex and time consuming process. This is why some people within the same town or city will have different retune dates.

The retune is expected to finish by the end of 2014. To find out when your area is being adjusted just have a look at the website: <http://retune.digitalready.gov.au>



Our Team in the spotlight: Prue Rodriguez



Prue Rodriguez has been with the Ray White Broadbeach team since March 2011. Before coming over to the property management department Prue was our Contract Administrator in our sister office.

Prue worked on our busy front reception at Location Location and then became a Property Manager when we purchased Ray White Broadbeach.

With her knowledge and real estate experience, Prue has proven to be very reliable, understanding and approachable, and will always go above and beyond the requirements of her role to deliver the highest quality of service.

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