

In this months issue

- ◆ Low Fixed interest rates
- ◆ Broadbeach State School fete postponed due to weather
- ◆ Rent Increases: Know the Rules
- ◆ Spring cleaning tips for the new season
- ◆ Our Team in the spotlight: Erin Ridley

Investor *news*

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

Take advantage of today's Low Fixed interest rates

Banks have been slashing their fixed mortgage rates as a way to attract customers and because of the fall in their funding costs. Fixed rates are influenced by the outlook for the cash rate - which the Reserve Bank has left on hold at a record low of 2.5 per cent for almost a year.

Since mid June, money markets have increased their bets the central bank will cut interest rates further in an attempt to stimulate the economy. Right now there is opportunity to save on interest and maximize your profit from your investment properties.

Jason Cuerel of the LoanMarket has advised "This is a great opportunity for investors to lock in at extremely competitive rates for five years.

If you are looking to keep your property for the

short to medium term future you can take advantage of what is on offer. We also have some lenders offering cash rebates of up to \$1,000 to win your business.

As a Senior Mortgage Broker for Loan Market, Jason Cuerel specializes in Home Loans, First Home Buyers, Refinancing, Investors and Self Employed.

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Broadbeach State School Fete is coming soon!!

Ray White Broadbeach is proud to be the #1 sponsor of this year's fete. The event is on the 22nd of September and fun for the whole family. There will be a balloon art station (and fun for the whole family too!!) Over 100 stalls and also food and drinks. Lets all support our school for a great cause!

Postponed
New Date Coming Soon

or sponsor of this year's fete. We have some great activities including a live band, a roving magician and a raffle. It's a great time! (Ok, we will be back with our Facebook page





Rent Increases— Know the Rules

Know your Investment — Know your Manager

One of the most common topics asked of the RTA by property owners and managers is about rent increases coinciding with an offer to renew a fixed term agreement. Here is an overview of typical circumstances at the end of a fixed term tenancy.

A new fixed term tenancy agreement with increased rent

Rent may be changed at the end of fixed term lease if you and the tenant decide to enter into a new tenancy agreement and all parties sign the agreement at the new rate. Property owners and managers often ask what to do when they have sent a lease renewal agreement and notice of a rent increase (giving 2 months notice) but the tenant does not return the signed agreement.

If the tenant does not agree with the rent increase

In the first instance, contact the tenant to see what they want to do.

If you are happy for them to stay on without a new fixed term agreement you could issue a formal notice of rent increase giving 2 months notice of the change.

If you are not prepared to have the tenant stay on unless they sign a new agreement you could issue a Notice to Leave (Form 12), giving 2 months notice.

Rent increases: fast facts

- ◆ For rent to be increased it must be at least 6 months since the last increase
- ◆ Rent cannot be increased during a fixed term agreement unless it is stated in the tenancy agreement along with the amount of the increase or how the increase will be calculated

The same process generally applies to rent decreases

- ◆ Rent increases must be made in writing and with 2 months notice (whether fixed term or periodic tenancy)
 - ◆ Rent may be increased at the end of a fixed term agreement if you and the tenant enter into a new tenancy agreement
- ◆ Rent can be increased during a periodic agreement by giving 2 months notice in writing
- ◆ You cannot increase the rent simply because the tenant breaches the agreement.

Source: www.rta.qld.gov.au (June-July 2014)

"In investing, what is comfortable is rarely profitable." - Robert Arnott

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Spring cleaning tips for the new season

After a few months of cold and dreary weather in some parts of the country, many of us are looking forward to September. While spring means better weather, it's also the time when everyone puts a little elbow grease in to clean out their homes.

Pay some attention to the garden

Pull out that weed-whacker and slap on some sunscreen – spring is the perfect time to put some hard work into the garden. Whether you've got a garden full of weeds, dead plants that didn't survive the winter or an overgrown lawn, now is the time to sort it for summer.

If you want to plant something new for the upcoming season, there are plenty of choices! Strawberries, broccoli, lettuce, herbs, capsicum, zucchini and sweetcorn are all easy to grow in almost any sized backyard. For those with only a little bit of space outside, consider pots, planters and hanging baskets.

Don't forget the gutters

With all the rain the country saw over the winter, it's likely your property's downspouts and gutters need some TLC. Either hire a professional to take care of this for you or have a look yourself. It's important to clean out your gutters regularly, otherwise you might face overflowing or breaks once the weather turns bad.

Clear out any blockages and give your gutters a hose-down to remove any other remaining debris.



Our Team in the spotlight: **Erin Ridley**



Erin Ridley began her career 5 years ago for a real estate office in Helensvale. In that time she has been in many roles including, Reception, Property Management Assistant, Property Manager and now Business Development Manager. In January 2011 Erin joined our team as Property Manager, and has recently taken the next step in her career to become a Business Development Consultant. Erin's clients appreciate her meticulous attention to detail, professional outlook and friendly manner. She is an excellent communicator and understands that every client has their own unique set of circumstances.

IMPORTANT: This is not advice. Clients and Customers should not act solely on the basis of the material contained in this newsletter. Items herein are general comments only and do not constitute or convey advice per se. The newsletter is issued as a helpful guide to Clients and Customers and is for their private information. Every effort is made to ensure the contents are accurate at the time of publication. We take no responsibility for any subsequent action that may arise from the use of this newsletter.

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