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Investor *news*

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

Smoke alarms save lives – but only when they are working

Every 26 minutes an accidental house fire occurs in Australia. Every year over 3,000 Australians are injured and countless deaths occur as a result of these house fires.

Smoke alarms save lives but only when they are working. Smoke alarms must be tested regularly; batteries replaced at least once a year, and the alarm replaced before it reaches 10 years of age.



alarmreminders.org.au

It is easy to forget to perform these potentially life-saving tasks. To help protect you and your family from death or injury through fire, this FREE reminder service will send you an email or text message reminding you to perform these life-saving actions.

You can choose how often you would like to be reminded, and you can choose to be reminded by either email or by text message.

This service is FREE & can be modified or cancelled at any time.

Visit the website for all the details.

Ray White Broadbeach is taking Tenant enquiry to the next level!

InspectRealEstate saves time and money for Landlords because it:

- ◆ Handles enquiries instantly 24/7 – and confirms inspections automatically
- ◆ Provides live data on the number of enquirers who have booked an inspection time, who are waiting for an inspection time
- ◆ Provides live data and status updates on all applications that have been submitted
- ◆ Generates real-time reports and immediate on-site inspection results for property owners.





When a Rental property is For Sale

Know your Investment — Know your Manager

If the owner decides to sell the property, the tenant can be affected in a number of ways. In a fixed agreement, the owner cannot make the tenant leave because they decide to sell the property. The tenant can stay until the end of the term, and the new owner will become the lessor.

If the tenant is in a periodic agreement, and the owner requires vacant possession, they must give the tenant a Notice to leave (Form 12). The tenant must have at least 4 weeks' notice from the signing of the contract of sale. This notification is called an Attornment notice.

Fast facts - all tenancies

◆ The lessor/agent must give the tenant a Notice of lessor's intention to sell premises (Form 10) which must include details of how they plan to market the property.

◆ An open house or on-site auction can only be held if the tenant agrees in writing.

◆ If the property is put up for sale within two months of a tenancy starting and the tenant was not informed that the intention to sell the property at the time of signing the agreement, the tenant has the option of ending the agreement with two weeks' notice.

◆ The tenant must give the Intention of notice to leave (Form 13) to the lessor/agent within 2 weeks after the end of the initial 2 month period of the tenancy.

" Rule No.1: Never lose money. Rule No.2: Never forget rule No.1. "
Warren Buffett

◆ If the selling agent is different from the agent who manages the property, the selling agent must also give the letting agent a copy of each Entry notice before entering the property.

◆ If a property is being repossessed by a financial institution which had not agreed to the property being rented, they can give the tenant 2 months to leave, using a Notice to vacate from mortgagee to tenant (Form 19). If they had agreed to it being used as a rental property, they can end a periodic agreement with two months notice, but cannot end a fixed term agreement earlier than the end date unless the tenant agrees.

Source: www.rta.qld.gov.au

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Experience vs. Inexperience



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Strong teamwork delivers strong results!

"Teamwork is the ability to work together toward a common vision. The ability to direct individual accomplishments toward organizational objectives. It is the fuel that allows common people to attain uncommon results." --

Andrew Carnegie
When our team goes out to lunch it is only because we achieved great results. In the month of August our Leasing Team placed 35 Tenants into new homes, our Property Managers signed up and created 35 new relationships and our New Business Division introduced 16 new Landlords to our office. We are individual by nature, but committed to one cause—your investment future.



Our Team in the spotlight:

[Alex Robinson - Senior Property Manager](#)

Alex commenced her career in Real Estate as an Administration Sales Consultant at the age of 17 on the Sunshine Coast while she achieved her full Real Estate Certificate. A year later, she decided to move into the Rental Department.

Alex has 8 years experience and has been with Ray White Broadbeach for over 3 years, she is now our Senior Property Manager and manages her own portfolio along with a Property Manager assistant.



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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