

## In this month's issue

- ◆ 5 million tenants...
- ◆ Chinese New Year
- ◆ Median rents fall in selected regional center's
- ◆ Common party stains and how to remove them

# Investor news

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

## 5 million tenants tap into booking opens online

Inspect Real Estate, the unique and innovative technology that allows agents to handle their tenant enquiries, reached the 5 million mark last month.

Co-owner of Inspect Real Estate Andrew Reece said the exciting milestone coincided with a record week.

"In the last seven days leading up to the milestone, Inspect Real Estate, was assisting 576 offices in finding tenants for 16,586 properties in Australia and New Zealand," Mr Reece said.

"The software has helped 130,774 tenant enquiries, which has resulted in new record of 77,612 tenants booking/registering for inspections "We are very thankful for the industry's support and we look forward to assisting more offices in the future."

This tool is saving our agency hours of time per week, so it doesn't surprise our office that the product is as popular as it is getting. This system was introduced into **Ray White Broadbeach** in September 2014 and already we have over 2400 tenants in our database.



### What does all this mean?

It means we are using that latest technology to find the right tenants fast and ensure your investment is performing at its best.



## Chinese New Year — February 19th

The Sheep is the eighth sign in the Chinese calendar, and as the number eight is particularly lucky, so is the sign of the Sheep. People born in the Year of the Sheep are tender, polite, clever, gentle, creative and compassionate and are fond of quiet living. Sheep are also very creative, but can be very shy, over-sensitive, indecisive and anxious about their appearance.



## **Abandoned premises** Facts from the Residential Tenancy Authority

*Know your Investment — Know your Manager*

Lets hope you never need to consider this situation but here are some facts:

- Abandoned is when the tenant leaves the premises permanently without ending the tenancy agreement.
- A lessor/agent who believes on reasonable grounds that the premises is abandoned must formally end the agreement before they can take possession of the premises and deal with any property left behind by the tenant.

### **Can lessors/agents go into premises they believe are abandoned?**

- Lessors/agents may serve an Entry Notice (Form 9) giving 24 hours notice to enter the premises for an inspection if they believe on reasonable grounds that the premises have been abandoned.

### **What are reasonable grounds?**

Many factors could be considered reasonable grounds including some or all of the following:

- rent has not been paid
- a build-up of mail or newspapers still in the mailbox
- observations of neighbours or others that suggest the tenants have abandoned the premises
- the absence of household goods
- gas, telephone and electricity services have been disconnected, or
- the tenant does not respond to attempts to contact them.

## **CONTACT US Experience vs. Inexperience**



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## **Ray White Broadbeach Sales Market Reports**

We are often asked in the Property Management Department by our Landlords just how much is their home worth. So we decided to put the information into your hands and last quarter you would have received the first of our quarterly Market Reports for your investment properties area.

The aim of this is to keep you fully informed of what activity has occurred in your investment area and hopefully answer any questions you may have about the market.

As your Property Management team, if you require further information or would like to speak with one of our Sales specialists, please call our office or contact your Property Manager and we will make the introduction.



## **Our Team in the Spotlight!**



Kathy Lewis has dedicated 20 years in business to helping her clients realize their dreams and aspirations.

Throughout her varying roles in service industries, each day invariably ends with a celebration by a satisfied client.

In her new role Kathy invites you to meet and enjoy the Ray White Broadbeach Family. Kathy's many clients recognize her genuine passion and enthusiasm for real estate, and continually challenge her to exceed their expectations.

**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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