



This newsletter has been designed to keep you updated on what is happening within the industry and our real estate office



We wish every mother, grandmother, guardian & carer a very special Mothers Day!

UPDATE

Smoke Alarm Increase

As from 1 July 2015 Smoke Alarm service costs will be increasing to:

Lease Renewal -	\$20
New Lease -	\$35
Routine Inspect -	No Charge

SUCCESS
comes from having
DREAMS
that are bigger
than your
FEARS

- Terry Litwiler

IMPORTANT: This is not advice. Clients 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. Every effort is made to ensure the contents are accurate at the time of publication. Clients should seek their own independent professional advice before making any decision or taking action. We take no responsibility for any subsequent action that may arise from the use of this newsletter. Published by REAL ESTATE WORKS - www.realestateworks.com.au

\$1 BILLION SURFERS PARADISE HIGHRISE STARTS CONSTRUCTION



CONSTRUCTION has this morning started on the \$1 billion Surfers Paradise Jewel highrise building after nearly four years of planning.

The three-tower luxury Wanda Ridong Jewel development will have 500 apartments, 171 hotel rooms and dozens of luxury retail precincts when completed. The project was believed to be on the rocks until August last year when Wanda forked out \$290 million to start construction. Wanda is an arm of Beijing corporation Dalian Wanda, headed by one of China's richest men, Wang Jianlin.

The project has been designed to look like three jewels shining on the Gold Coast horizon.

Wanda Ridong Gold Coast director of sales, Andrew Bampton, said the project would boost the city's economy.

"We've chosen right here on the Gold Coast's iconic shoreline as one of the most lucrative hot spots for capital growth in the coming years, offering buyers unparalleled luxury, world-class

design and unrivalled standards in beachfront living," Mr Bampton said.

Minister for Tourism Kate Jones and Mayor Tom Tate officially opened the construction site today.

"Jewel will be the most significant development on the Gold Coast since the GFC, and the first true beachfront residential resort in more than 30 years," Mr Bampton said.

"This investment is a \$1 billion vote of confidence in the city of the Gold Coast and in Queensland."

~ Jack Houghton: GC Bulletin 31/03/2015





ARE YOU THINKING ABOUT SELLING or PURCHASING A PROPERTY?

We can provide you with an obligation free appraisal

We deal with prospective clients, owners and tenants who are looking to buy and sell properties every day.

If you are considering buying or selling a property, please let us know as we may have someone already interested, or have a suitable property not yet listed.

It is important with a tenanted property that the communication during the sale process is carefully managed with the tenant to ensure that they feel secure in their tenancy and work together with us during the advertising, inspection and sale period.

Retaining a happy, co-operative tenant is very important to ensure that the tenant remains in the property to provide the weekly rental income, presents the property well for viewings and allows easy access while trying to sell the property.

As your managing agent we can carefully manage this process for you to help take the stress out of the process.



"And this is the downstairs half-bath."

INSPIRATIONAL QUOTE

"Speculation is an effort, probably unsuccessful, to turn a little money into a lot. Investment is an effort, which should be successful, to prevent a lot of money from becoming a little."
~ Fred Schwed Jr.

HAVE YOU CHANGED YOUR CONTACT DETAILS?

As your managing agent we sometimes have to contact our owners quickly to take instructions on matters about the tenant or property.

To do this we need your most up-to-date contact details.

Don't forget to let us know:

Email: admin@realestateworks.com.au

Phone: (07) 5526 3672

Fax: (07) 5676 9699

Mobile: 0409 899 957



TERMITE INSPECTION



PESKY WHITE ANTS

They are small – but can cause big problems.

Our agency recommends that you have an annual pest inspection carried out on your property by a professional who knows what to look for.

The white ants are not fussy – there have been many documented cases where white ants have been detected in solid brick homes.

The cost is reasonable, tax deductible and you will have peace of mind that your property is protected and safe.



Real Estate Works

**MAKING
REAL ESTATE WORK
FOR YOU**

