

## FROM OUR PROPERTY MANAGEMENT TEAM



### RENTAL INCREASES

As part of our service to our landlords we realise the importance of rental returns and we are constantly monitoring the current market rent on your behalf.

As a landlord you can be confident that a minimum of one rent review is carried out per year and one is automatically carried out when a tenant vacates or their tenancy agreement comes up for renewal.

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## BROADWATER MARINE PROJECT



The Broadwater Marine Project is a joint initiative of the Queensland Government and Gold Coast City Council seeking private sector investment to deliver what could be the largest piece of integrated tourism infrastructure developed in Queensland's history.

The world-class project seeks delivery of a cruise ship terminal on State Government-owned land on The Spit or on Wave Break Island in the Broadwater.

In addition to the terminal, the potential multi-billion dollar integrated tourism project could include hotel, casino, marina and super yacht facilities, retail,

entertainment, hospitality, residential uses, community open space, recreation facilities and a mix of residential (types and tenure).

A Gold Coast cruise ship terminal and associated tourism infrastructure have the potential to boost tourist visitation, increasing expenditure into the state and local economies and creating jobs.

On 10 July 2013 the Queensland Government released a Request for Detailed Proposals (RFDP) to the shortlisted proponents. Shortlisted proponents will be expected to submit detailed proposals by October 2013.

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## GOVERNMENT UPDATE

A super majority of council has recently decided to continue with the Broadwater Marine Project.

The project could see the delivery of a cruise ship terminal at either The Spit or Wave Break Island before the Commonwealth Games.

Just three councillors, Greg Betts, Chris Robbins and Margaret Grummitt, voted against continuing with the Broadwater Marine Project.

The decision was made following a lengthy debate at City Hall where every single councillor had their say on the issue. The two undecided councillors, Daphne McDonald and Jan Grew, voted for the project.

Please click on the link below for more details on the Light Rail:

<http://www.broadwatermarineproject.com.au/>

## SUMMER IS ALMOST HERE



With the days heating up, landlords should be extra vigilant about keeping their rental properties in good condition. This includes maintaining the gutters, ensuring there are no fire hazards surrounding your

property and maintaining your pool (if you have one).

Properties with swimming pools come with their own dangers, such as children drowning. Drowning is the leading cause of accidental death for children aged one to four, making it imperative that you ensure you are adhering to the legal guidelines on pool safety.

This includes making sure that the fencing surrounding the pool is maintained adequately, that the pool gate is functioning properly and there is nothing planted near the fence that will enable children to climb into the pool area.

A CPR sign must also be displayed on either the safety barrier of the pool or near the pool.

There are also laws in place for spas, so you need to ensure that you have done everything you need to do to ensure the safety of your tenants.

## DUTY OF CARE

There is no disputing that property management has become serious business.

Owning an investment property requires the landlord to comply with legislation requirements as well as have a strong focus towards 'duty of care' during the management process.

So what does 'duty of care' mean?

**Duty** – a moral or legal obligation; responsibility

**Care** – protection, looking after  
Therefore, as an owner you have a responsibility to protect and look after the tenant – the same as we do as your managing agent.

Failure to deliver a strong focus on 'duty of care' can result in costly compensation claims should a tenant be injured.

It is important to always ensure that the rental property is safe and fit for the tenant to reside.

## GOLD COAST LIGHT RAIL IS ON TRACK FOR 2014!

Learn about the route, read about the benefits of our new light rail system and keep up to date with construction notifications and project updates. From mid 2014 this exciting light rail system will come alive for the Gold Coast. Trams will carry passengers along the coast and connect them with bus services and local attractions along the way.

Please click on the link below for more details on the Light Rail:

<http://www.goldline.com.au/>

## INSPIRATION QUOTE

*The greatest results in life are usually attained by simple means and the exercise of ordinary qualities. These may for the most part be summed in these two: common-sense and perseverance - Owen Feltham*

**MAKING  
REAL ESTATE  
WORK FOR  
YOU**

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