



# Newsletter

Publisher: Josey Comerford

February 2018

## Calendar of Events

15 March 2018	Mid Month Accounting
30 March - 2 April 2018	Office Closed – Easter Weekend
3 April 2018	End of Month Accounting

## RENTAL MARKET UPDATE

We continue to receive good interest from prospective tenants on properties, this is generating inspections and in many cases multiple applications are being received on properties. We have noticed a slight drop off but this was to be expected at this time of the year as most families needed to be settled by the beginning of February. We expect that with the commencement of the various projects on the board for Mackay that there will be a surge of applications again in the near future.

## PROPERTY SAFE NOTIFICATION

You may have already received correspondence from us regarding Property Safe Inspections. These inspections are designed to ensure that your property is safe and to protect yourself from litigation should somebody be injured on your property. These are not compulsory, and you are able to either Accept or Decline them.

Any enquiries, please call our Maintenance Department and speak with Denise or Melissa.

## FACEBOOK PAGE

**LIKE us on Facebook** to keep up-to-date with the latest happenings in the Property Market and our Local Community. [Find us on !\[\]\(b4eeff342f60cc7bcd67d869b4fedca2\_img.jpg\)](#)

## WHY YOU SHOULD HAVE LANDLORD INSURANCE!

### TRACES OF ILLICIT DRUGS, INCLUDING ICE, BEING FOUND IN RENTAL PROPERTIES

The number of Queensland property owners testing their homes for methamphetamine residue has skyrocketed. One company performing the test, Meth Screen, has done more than 400 tests in the past seven months, with 35 per cent of Queensland properties testing positive for the illicit drug. Their results found 36 per cent of properties on the Gold Coast, and 26 per cent of properties tested in Brisbane recorded a positive reading. Six of the 14 properties tested on the Sunshine Coast had disturbing levels of ice and methamphetamine residue.

The risks associated with a contaminated property are serious and potentially life threatening, REIQ CEO Antonia Mercorella warned. "If it is suspected that drugs have been produced in a property, the matter should immediately be referred to an expert for appropriate testing, as well as the property manager associated with the property, and potentially the police," Ms Mercorella said.

Liz Unkles' Redlands rental property recently tested positive for ice, with methamphetamine readings three times above the Australian guideline levels. "We're hopeful landlord insurance will pay for the house to be decontaminated, but at the moment the house is unrentable and we're losing thousands of dollars in potential rent," Mrs Unkles said. "I'd hate to think of the repercussions if I had leased the property to a family with young children, without getting the property tested."

The increase in demand has prompted Smoke Alarms Solutions to offer a meth testing service to the 220,000 properties it already services. CEO Cameron Davis said the issue was on the radar of real estate agents. "The ramification of not having these properties fit for purpose could be huge," he said.

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If an initial test carried out by Smoke Alarms Solutions comes back positive it is then passed on to Meth Screen to discover the exact level of contamination. Ms Mercorella said the toxicity of ice residue could last for quite some time. Residue could be found in the carpets, the walls – basically every surface in the property. Meth Lab Cleaners Australia director Joshua Marsden said it cost between \$5000 and \$30,000 to clean and decontaminate a house. In extreme cases a house may need to be demolished.

“The demand for our service has increased by five times in the past month,” Mr Marsden said. Meth Screen CEO Ryan Matthews said it was time the Australian government joined the likes of New Zealand and made testing for meth mandatory.

Source: Courier Mail

## **PROPERTY OF THE MONTH** **9 Seacove Court, Eimeo** **\$369,000**



Tucked away at the end of the cul-de-sac you will find a great family home only a short distance to the beautiful Eimeo Beach, Hotel and both primary and high school options. The home features: \* Lowset brick rendered \* 4 x bedrooms + built-ins \* Air-con throughout \* Main bathroom with separate bath, shower and toilet \* Ensuite off main bedroom \* Central kitchen + dishwasher \* Large open plan Lounge room, dining room \* Covered entertainment area \* Double remote lock up garage \* Double Bay Colorbond Shed \* Large 915m2 approx allotment \* Fully fenced

**Contact Catharine Harrington**  
**0402 319 444**

## **AIR-CONDITIONING SERVICING**

You may not realise it, but your air-con unit loses around 5% of its efficiency for each year that it runs. The air con unit can consume more power if regular cleaning and maintenance is not carried out. You may have been given a warranty with your air con unit, but did you know that your factory warranty may be void if you neglect maintenance. The good news is, proper care and maintenance can keep that unit running at up to 95% of its original efficiency.

### **Benefits of regular maintenance of your air conditioning units:**

1. Decreased power consumption
2. Improved cooling and heating capacity
3. Extension in the life of your air conditioner
4. Reduced chance of your system failing

So during the cooler months, we recommend that air conditioning units are serviced to maintain maximum efficiency.

**Please note that regular maintenance/servicing may help prevent future problems, however, it is not 100% guaranteed that it will stop any future breakdowns**

Photo – Before & After Clean



## **DO YOU HAVE LANDLORD INSURANCE?**

If not, contact our office to find out about the benefits of having landlord insurance to cover your investment.