



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

**FROM OUR PROPERTY  
MANAGEMENT TEAM**



We would like to wish all our dads and father figures a very special Father's Day. We hope you enjoy time with your family, friends and loved ones.

**Retirement Planning**



Have you considered how much money you will need when you retire?

Take the time to sit down and work out your expenses... it may surprise you how much you really need.

Don't leave it to the last minute! The more time you give to plan for your retirement, the less stressful it can be.

# We don't want single mothers, children or sharers!

When speaking with landlords we are sometimes asked not to rent the property to single mothers, children or sharers; and instead choose professional working couples or the elderly.

As your property manager we respect that you are the owner of the property and your priority is to have the property well cared for with rent paid on time. However, it is important to be aware that under State and Federal laws a real estate agent is prohibited from taking discriminatory direction from a landlord.

An agent and a landlord are both legally liable if a complaint is made, which can result in a claim being brought before the courts with compensation awarded to a prospective tenant.

By law you cannot discriminate against: colour or race, the unemployed, children, sexuality or religion, and the list goes on...

As your managing agent, you can be assured that we do have your best interests at the forefront of our actions. However, we must be careful as to the reasons why we decline tenant applications.

From our experience we have learnt that it is not the status of a person that determines if they are a quality tenant, but the references they supply. We have had many single mothers and families with children that have been exceptional tenants. We have also had elderly tenants and working professionals who have left properties in a poor state with rent owing.



We are very hard to please during the tenant-selection process and will only choose tenants who we feel will care for the property and be able to afford the rent.

If you have any concerns about the tenant-selection process, please feel welcome to contact our office.

P.T.O. >

**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 THE PPM GROUP - [www.ppmssystem.com](http://www.ppmssystem.com)

## IN THIS ISSUE

- We don't want single mothers, children or sharers!
- &
- Office Activity for the Month of August



# Office Activity for the Month of August

Address ( Houses )	Property Description	Days Vacant	Rent Charge
Raglan Station Road	2 bedroom plus a sleep out on ¾ acreage block of land	4	\$20 increase
Shaw Street	4 bedroom plus rumpus, 1 bathroom and a single carport	0	\$70 increase
Wicks Street	4 bedroom, 2 bathroom with a double garage	0	\$65 increase
Kianga Street	3 bedroom, 1 bathroom and a carport	0	\$20 increase
Apollo Drive	3 bedroom, 1 bathroom and a single garage	TAKE OVER LEASE	SAME
Beak Street	4 bedroom, 1 bathroom, double garage	0	\$50 increase
Sinclair Street	5 bedroom, 2 bathroom on 3 acres	0	\$100 increase
Address ( Units )	Property Description	Days Vacant	Rent Charge
Central Lane	2 bedroom townhouse and unfurnished	2	\$70 increase
Barney Street	2 bedroom unit and self-contained	1	\$50 increase

## Investment Properties of the Month



### The 'Inside' Story

**\$450,000**

**22 FLOUNDER CRESCENT GLADSTONE**

Don't be deceived by appearances! Come and discover this ideal family home that boasts the winning combination of a six years young dwelling in a quiet elevated location that is within short driving distance of Kin Kora Primary & Toooloa High Schools, Sun Valley IGA complex, and the Botanical Gardens.



### Two Street Frontage Plenty of room for the family

**\$449,000**

**1 DOUGLAS AVENUE GLADSTONE**

Beautifully renovated 3 bedroom high-set home positioned on a large 769m2 block of land in the sought after Sun Valley Area. The home has easy access into the CBD which is only minutes away and in close proximity to the IGA Sun Valley shopping centre.

