

August 2023

Landlord

NEWSLETTER



macwell.com.au

Why You Should Conduct Regular Routine Inspections Throughout a Tenancy

It's important to conduct regular routine inspections throughout a tenancy for several important reasons, all of which contribute to the overall well-being of both the property and the tenants. These routine inspections are a standard practice in property management and serve the following purposes:



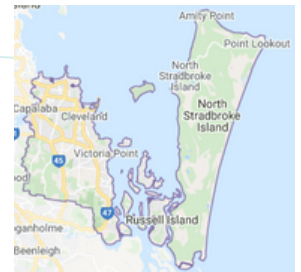
1. **Property Maintenance:** Routine inspections allow you to assess the condition of the property and identify any maintenance issues that may require attention. Detecting and addressing maintenance problems early can prevent them from escalating into larger and costlier issues in the future.
2. **Safety and Compliance:** Inspections help ensure that the property meets safety standards and complies with relevant regulations and codes. It is essential to maintain a safe living environment for tenants, and inspections help identify potential hazards that might need correction.
3. **Tenant Compliance:** Routine inspections help monitor tenant compliance with the terms of the lease agreement, including adherence to property rules and guidelines. This ensures that tenants are taking proper care of the property and using it in accordance with the agreed-upon terms.
4. **Prevent Unauthorized Activities:** Inspections can help detect any unauthorized activities on the property, such as unauthorized subletting or the presence of pets without permission. This helps maintain the integrity of the lease agreement and property usage.
5. **Building Tenant-Landlord Relationship:** Regular inspections provide an opportunity for face-to-face interaction between agent/lessor and the tenants. This fosters a positive relationship and open communication, enabling tenants to raise any concerns or issues they may have.
6. **Ensure Tenant Satisfaction:** Through inspections, you can address any concerns or maintenance requests promptly, ensuring that tenants are satisfied with their living conditions. Happy tenants are more likely to renew their lease and maintain a longer-term tenancy, reducing vacancy rates.
7. **Property Value Preservation:** Regular inspections contribute to the preservation of the property's value over time. A well-maintained property is more appealing to potential tenants and can attract higher rental rates.



It is important to note that routine inspections are conducted with proper notice to the tenants, as required by local laws and the terms of the lease agreement. Macwell Property ensures that inspections are conducted respectfully and professionally, respecting the privacy and rights of the tenants while fulfilling their responsibilities as property managers.

Overall, conducting regular routine inspections is an integral part of Macwell Property's commitment to providing high-quality property management services. These inspections help protect the investment of property owners and ensure that tenants enjoy a safe and comfortable living environment.

Suburb Spotlight - Redland City



Redland City is a sought-after coastal area for rentals due to its unique combination of natural beauty, lifestyle amenities, and community charm. Here are some reasons why Redland City is considered a nice coastal area for rentals.

1. **Stunning Coastal Location:** Redland City is situated on the eastern shores of Moreton Bay, offering breathtaking coastal views, sandy beaches, and access to pristine waterways. Residents can enjoy a relaxed coastal lifestyle with plenty of opportunities for water-based activities such as boating, fishing, and swimming.

2. **Variety of Rental Properties:** The area offers a diverse range of rental properties, from luxurious waterfront homes and apartments to suburban houses and townhouses. Whether tenants are looking for a beachside retreat or a family-friendly community, Redland City provides options to suit various needs and budgets.

3. **Family-Friendly Environment:** Redland City has a strong sense of community and is known for its family-friendly atmosphere. It offers excellent schools, parks, and recreational facilities, making it an ideal location for families looking to settle in a safe and nurturing environment.

4. **Abundance of Natural Attractions:** The region boasts numerous natural attractions, including picturesque islands like North Stradbroke Island and Coochiemudlo Island. These destinations are perfect for day trips, providing residents with opportunities for hiking, wildlife spotting, and enjoying the beauty of nature.

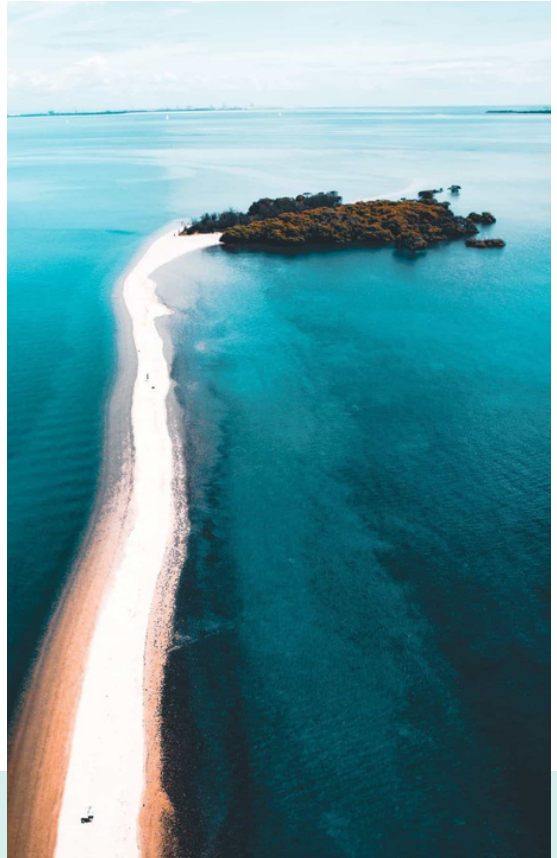
5. **Convenient Amenities:** Despite its relaxed ambiance, Redland City is well-equipped with modern amenities and services. There are shopping centres, restaurants, cafes, and entertainment options to cater to residents' needs without compromising the serene coastal lifestyle.

6. **Access to Brisbane City:** Redland City's proximity to Brisbane makes it a convenient choice for rentals. It offers a suburban coastal escape while still being within easy reach of the city's business and employment opportunities.

7. **Active Community Events:** Redland City hosts various community events and festivals throughout the year, fostering a strong sense of belonging and creating opportunities for residents to engage with their neighbours.

8. **Tranquillity and Serenity:** Living in Redland City allows tenants to experience a sense of tranquillity and serenity away from the hustle and bustle of urban life. The coastal breeze and peaceful surroundings contribute to a relaxed and calming lifestyle.

Overall, Redland City's combination of scenic coastal beauty, diverse rental options, family-friendly environment, and convenient amenities make it a highly desirable location for those seeking a coastal rental experience in Southeast Queensland.



When is The Best Time to Purchase An Investment Property?

The best time to purchase an investment property is a decision that depends on a variety of factors. However, when you are ready to take the step towards investing in a property, Macwell Property can be a valuable resource to guide you through the process and make the most informed decision.

As a trusted and experienced property management company, Macwell Property can offer the following assistance:



Market Insights: Macwell Property has a deep understanding of the local real estate market and can provide you with valuable insights on market trends, property values, and potential investment opportunities. Their knowledge of the area can help you identify neighbourhoods with strong growth potential and rental demand.

Property Selection: Macwell Property can help you find suitable investment properties that align with your investment goals and budget. They can present you with a range of properties that meet your criteria, saving you time and effort in the property search process.

Financial Analysis: Investing in a property involves financial considerations. Macwell Property can assist you in evaluating the potential return on investment (ROI) and cash flow of different properties. They can analyse rental income projections, property expenses, and financing options to help you make an informed decision.

Tenant Placement: Once you acquire an investment property, Macwell Property can assist in tenant placement. Their thorough tenant screening process ensures that you find reliable and responsible tenants, reducing the risk of payment problems or property damage.

Property Management Services: As a full-service property management company, Macwell Property can handle day-to-day property management tasks on your behalf. This includes rent collection, property maintenance, inspections, and handling tenant inquiries. Their expertise in property management can help ensure your investment property runs smoothly and efficiently.

Legal and Compliance: Macwell Property stays up-to-date with the latest landlord-tenant laws and regulations, ensuring your investment property remains compliant with local laws. This minimizes potential legal issues and protects your interests as a landlord.

Ongoing Support: Beyond the purchase, Macwell Property provides ongoing support to landlords. They offer assistance in maintaining the property, resolving tenant concerns, and maximizing the property's overall performance.

By engaging Macwell Property as your property management partner, you can leverage their expertise and experience to make well-informed decisions throughout the investment process. With their assistance, you can navigate the complexities of the real estate market and enjoy a more seamless and successful investment property ownership experience.

*DISCLAIMER - MACWELL CAN NOT PROVIDE, LEGAL, OR FIANCIAL ADVICE



What You Need to Know About The New Minimum Housing Standards In QLD

New rules around minimum housing standards will come into effect for new tenancies on 1 September 2023 and for all tenancies 1 September 2024.

Minimum housing standards aim to ensure rental properties are safe, secure and functional and provide tenants, residents, property managers and owners with greater clarity around their maintenance obligations for rental properties.

Minimum housing standards will apply to all types of tenancy arrangements, including general tenancies, rooming accommodation and moveable dwellings.

What are minimum housing standards?

Minimum housing standards aim to provide greater clarity to tenants, residents, property managers and owners about the requirements and maintenance obligations that must be met for a residential property to be rented in Queensland.

Minimum housing standards specify that rental properties must:

- be weatherproof and structurally sound
- have all included fixtures and fittings (including electrical appliances) be in good repair and not be likely to cause injury through normal use
- have functioning locks or latches on all external doors and windows which can be reached without a ladder
- be free from vermin, damp and mould (this does not include cases where the vermin, damp or mould has been caused by the tenant/resident)
- include curtains or other window coverings which provide privacy in rooms where the tenant/resident might reasonably expect it, such as in bedrooms
- have adequate plumbing and drainage for the number of people living in the property and be connected to hot and cold water which is suitable for drinking
- provide privacy in bathroom areas and have functioning and flushable toilets connected to a sewer, septic tank or other waste disposal system
- have a functioning cook-top, if a kitchen is provided
- include the necessary fixtures for a functional laundry,
- other than white goods, if laundry facilities are provided.

The introduction of Minimum Housing Standards are the final phase of a series of rental reforms which have been coming into effect since October 2021 under the [Housing Legislation Amendment Act 2021](#) (HLA Act).



<https://www.rta.qld.gov.au/news/2023/04/28/preparing-for-minimum-housing-standards>

Property Feature

13-17 Prince of Wales Court, Mundoolun

Who Else Wants a World Class Resort Style Acreage Entertainer?!

Auction Location: On-Site

Make no mistake; After more than a decade of pure enjoyment these sellers are highly motivated to begin the next phase of their lives.

Notice: Auction 9 September 2023 On Site (if not sold prior!!) >> Offers Encouraged.

Proposed Auction Conditions: Cash unconditional contract \$40k deposit, with 30 day settlement (potentially flexible on request)

This high calibre property possesses stunning visual appeal, creating a resort style feeling which offers a stylish and relaxed entertainers lifestyle.

Tucked away in a quiet cul de sac in a popular and desirable estate, this could soon be your own dream home situated in a slice of paradise.

Features include

- Sweeping 4230m2 allotment with both drive through and side access to perfectly curated open expanses of the grounds
- Stunning gourmet kitchen with butlers pantry + quality stone finishes and Euro appliances which allow you to cook up a storm, integrated with line of site to both internal and external spaces
- Sumptuous Master Suite with parents retreat, a designer walk in robe, and stylish ensuite
- Spectacular World Class undercover entertainment area with it's own outdoor kitchen for kicking back or hosting amazing events with family and friends
- Spacious family living areas, with large integrated Lounge, Dining, and Games rooms, plus separate Living area and a dedicated Study
- Secure garage parking for up to 3 cars, including drive-through access to rear with additional 2 bay 6m x 9m powered shed
- Serene 10 seater covered outdoor Spa with timber deck, and separate Sauna with outdoor shower to decompress in style
- Sub Tropical fruit, citrus & nut trees, established raised vegetable beds, a chicken coup & your own dam
- Still close to excellent local schools, a large shopping precincts, restaurants, cafes, parks, recreational facilities and access to major arterial roads
- Simply too much to list here ...

There can only be one new owner. It would be a shame to miss this!

Disclaimer:

Compulsory prescribed no price marketing statement 'This property is being sold without a price and therefore a list of sales may be available but a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes.'





**GET STARTED WITH STRESS
FREE PROPERTY MANAGEMENT**

1

Create a
management plan

2

We manage your
property and keep
you in the loop

3

Sit back, relax and
watch your nest
egg grow

2/125 Old Cleveland Rd
Capalaba QLD 4157

07 3180 3209

service@macwell.com.au

macwell.com.au