

Professionals Rentals Team Update

We have a great, established team here at Professionals Rentals.

Our team consists of Business Development & Service Manager, 2 Property Managers, 1 Assistant & 1 Leasing Specialist....your investment is in very good hands!

Please feel free to contact our friendly team any time, we always look forward to your call!

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WE HAVE MOVED

Professionals Rentals & Sales have moved to bigger and better premises.

We are now at:

**11 Wood Street
Mackay QLD 4740**

(River end of Wood St)

All contact details remain the same

QUOTE OF THE MONTH:

*The Mind is Like a Parachute – It Only Works
When It's Open!*

Air-Cons Off, Winter is Here....

With winter here the air-conditioners are now turned off and sit idle for months collecting dust until the weather heats up again.

After heavy usage over the summer months most air-conditioners are due for a service and clean to keep them in tip-top working order. Cleaning them in winter will eliminate many issues that can arise when they are turned on again in the summer months.

There are a number of companies who service and clean the air-conditioners in your investment property, from the condenser to the remote control at a reasonable price.

Contact your Property Manager for more details.

WATER CHARGING

If a rental property does not have an individual water meter, water charges cannot be passed onto to the tenant.

If a property has an individual water meter and is not water efficient, the lessor must pay for a reasonable amount of water, 150KI per 6 months.

If a property has an individual water meter and is deemed water efficient, the lessor may pass on total water consumption charges to the tenant. We must have a water wise plumbers certificate.

What is a water efficient rental premises?

A rental premises is considered water efficient if certain water fixtures meet the standards listed in the table below.

Water efficient devices	Minimum water efficient standard required
Internal cold water taps and single mixer taps (excluding bathtub taps and taps for appliances)	A maximum flow rate of nine litres per minute.
Showerheads	A maximum flow rate of nine litres per minute.
Toilets	A dual flush function not exceeding six point five (6.5) litres on full flush and three point five (3.5) litres on half flush and a maximum average flush volume of four litres (based on the average of one full flush and four half flushes).

LEASING NEWS

Professionals Rentals Mackay has launched what we believe to be:

A Revolutionary Approach to Tenanting Properties

We understand that each Landlord and Tenant is different, expectations and requirements differ, and therefore we have tailored a Leasing System like no other.

Luke Munro our Leasing Specialist is an expert in tenanting vacant properties!

We have averaged 1 new tenancy per day in 2015!

Contact Luke Munro 0418 803 119 for more information.

We Appreciate Your Referrals....

FREE movie tickets for referrals for Property Management....

call Niki Gudopp for more information
0477 637 495

