

PROPERTY INVESTOR NEWSLETTER SEPTEMBER – OCTOBER 2009

This newsletter has been designed to keep you updated on what is happening within the industry and our Real Estate Office

From the desk of the Asset Manager

Do you have equity in your investment property?

Accelerate and increase your retirement fund!



Building an investment portfolio can be easy if you have equity in your current investment property...

Often you will not have to pay any costs or outlay any money to purchase an additional property, as this can be built into your investment loan using your current investment property as security.

Do you know if you have equity in your property?

Contact our office today for an obligation FREE market appraisal. You could be surprised at just how easy it is to acquire your next investment property.

Why do properties remain vacant?

Our office understands that many investors rely on the weekly rent to meet mortgage commitments. You can be assured that every endeavour is taken to minimise vacancy periods.

Listed below are some reasons why properties may remain vacant for an extended period of time.

The rent is too high

The market and the tenants determine rent. We are constantly monitoring the market rent to ensure that you are receiving the maximum return on your investment. High rents can lead to long-term vacancies or high tenancy turnovers, which ultimately affects your income.

High Vacancy Rate

If there is a high ratio of properties to tenants (more properties than tenants) it will have an effect on the vacancy factor. Tenants have more choices and are in a stronger position to negotiate on rents.

Poor Presentation

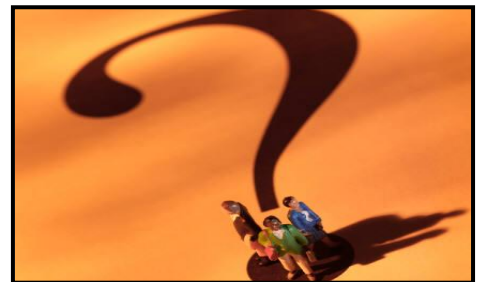
It is important that the property is maintained in an excellent condition to attract the same

quality of tenant. A tenant will often have a choice between two or three properties.

Accessibility to local facilities and transport

Often the property can be maintained in an excellent condition, the rent is priced at market value and yet it still remains vacant. This could be due to its location. Tenants today (due to the supply and demand of properties) can often be choosy.

Often they require a property that is close to town, shops, clubs, the beach or water, transport or schools, etc.



Every endeavour is made to locate a quality tenant to suit your investment property, and we will keep you updated on a regular basis on our progress with sourcing a tenant.

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. The newsletter is issued as a helpful guide to clients and is for their private information. Every effort is made to ensure the contents are accurate at the time of publication. We take no responsibility for any subsequent action that may arise from the use of this newsletter. **Published by THE PPM GROUP - www.ppmsystem.com**

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FREE Roof Insulation Up to \$1600.00 *

AUSTRALIAN GOVERNMENT ENERGY EFFICIENT HOME PACKAGE

The Energy Efficient Homes Package will install ceiling insulation in up to 2.9 million homes.

This practical step will help households reduce their energy use, cut their power bills by around \$200 a year, and increase the comfort and value of their homes.

The insulation component includes the following two programs.

Homeowner Insulation Program

The Homeowner Insulation Program provides **assistance of up to \$1,600** to install ceiling insulation in the homes of eligible owner-occupiers.

Low Emission Assistance Plan for Renters

The Low Emission Assistance Plan for Renters provides **assistance of up to \$1,000** to install ceiling insulation in other property such as rental properties and holiday homes.

The two insulation programs are in effect from 1 July 2009 and will run until 30 June 2011 for renters and landlords, and 31 December 2011 for owner-occupiers.

If you installed ceiling insulation between 3 February 2009 and 30 June 2009 you may be eligible for a rebate under the Early Installation Guidelines.

Landlords/tenants who are eligible

To qualify for free roof insulation, you must be a:

1. Landlord of the dwelling where the insulation is to be installed and be:
 - an Australian citizen or permanent resident aged 18 years or over
 - a corporate entity incorporated in Australia
2. Tenant of a dwelling owned by a Landlord with a letter stating the Landlord's permission to install ceiling insulation in that dwelling under the Low Emission Assistance Plan for Renters. You must sign the Work Order Form (provided by the installer) on the Landlord's behalf.



You must also:

- Obtain the approval of the body corporate, if applicable
- Correctly complete and sign the relevant section of the Work Order Form
- Only apply for assistance under the program once per dwelling and not apply for assistance under the Homeowner Insulation Program as well
- Be installing new ceiling insulation – it does not cover the replacement of existing ceiling insulation unless it has negligible effectiveness (that is, at or below 0.5 R-Value). Your installer will need to indicate if existing insulation is 0.5 or less in the Work Order Form.

- Not have received or be entitled to receive assistance for the installation of ceiling insulation in the dwelling under any state, territory or local government scheme which combined with any assistance under this program will result in the Landlord or Tenant receiving assistance in excess of the total cost of the installation of the ceiling insulation.

MOST INSTALLERS SHOULD CLAIM THE REBATE DIRECTLY FROM THE GOVERNMENT SO YOU DON'T HAVE TO PAY ANYTHING UPFRONT.

* Conditions Apply

For more information visit www.environment.gov.au/energyefficiency/insulation/index.html

Or call Energy Efficient Homes Package Call Centre on 1800 808 571. ■

Properties recently rented

Keeping you updated on the local rental market

HOUSES

- Badminton Crt, Wantirna \$340.00
3 beds, single carport, 1 bath
- HappyValley Crt, Rowville \$410.00
3 beds, study, 2 living, dbl garage
- Coleman Rd, Wantirna \$230.00
3 beds, 1 bath, dbl garage

UNITS

- Wallace Ave, Bayswater \$245.00
2 beds, 1 living, 1 carport

TOWNHOUSES

- Boronia Rd, Wantirna \$355.00
3 beds, dbl garage, 2 bath, 3 toilets
- Scoresby Rd, FTG \$300.00
2 beds, 1 bath, 1 garage

The Team That Works Together