

**PROPERTY
INVESTOR**

NEWSLETTER

DEC – JAN
2019

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



Thank you for your valued business throughout 2018. We wish all our clients a safe and happy holiday with family and friends.

2019... A TIME TO GET SERIOUS ABOUT INVESTMENT PROPERITES

Across Australia, there are many legislation and reform changes taking place to ensure that tenants renting properties are living in homes that meets minimum housing standards, as well as having fair renting rights.

Most investors who are maintaining their properties and acting in accordance with the fair renting rights, will not be affected by these changes and we assume that a lot of the research, figures and statistics that are being shared in the media are based on private landlords renting their properties.

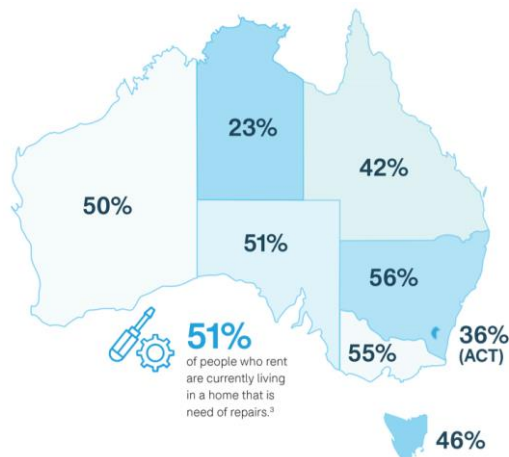
Recent research has revealed that 51% of people who rent are currently living in a property that needs repairs. The research has also revealed that tenants who rent are concerned about asking for repairs. This concern ranges from simply being ignored to being evicted, which has sparked the national reforms on renting. *

The majority of legislation changes are happening in New South Wales, Victoria and Queensland, however, if you own a property in a different state you can be sure that these reforms will have a ripple effect on a national scale.

It is more important than ever to ensure that your investment property is well maintained and that maintenance requests are actioned quickly.

In the New Year our agency will be publishing dedicated articles/newsletters summarising the changes that will be relevant to investors that own properties across several States.

We feel confident that many of our investors will continue 'business as usual'. However, if your property requires repairs and maintenance – now is the time to act and get prepared.



51% of people who rent are currently living in a home that is need of repairs.³

P.T.O. >

* Source: Choice

RENT ARREARS IS OUR NO #1 FOCUS

December can be a trying month for rent arrears. With Christmas comes presents, with presents comes spending, with spending comes no money and as a result tenants tend to overlook rental payments.

We have been advising tenants that they should start paying a little extra each week leading up to Christmas to avoid a rent arrears situation, however no matter how much we pursue the tenants, it is inevitable that some tenants will fall into arrears.

As we both know this is completely unacceptable, albeit, please persist with our efforts to ensure rent is kept up to date over the Christmas and New Year period.

If your tenants do fall into arrears you can be assured that you will be notified, and that the situation will be closely monitored.

TIPS FOR BUYING PROPERTIES INTERSTATE

Many key hotspots that are showing good investment returns can sometimes be found interstate, outside of your local area.

What do you need to know if considering buying an investment property interstate?

- Make sure you seek out professional advice
- Know the local vacancy rates
- Research any up and coming new developments
- Visit city council websites for local information
- Are there any flight paths or electrical lines in the development area?
- Are there any social housing/or housing developments in the area?
- What are the crime rates?
- Know the general socioeconomics of the area
- What is the potential for growth in the area?
- What are the legal implications from state to state, as they can vary with stamp duty and land tax
- Know the contractual difference, such as conditional and unconditional approvals, disclosure documents, strata or body corporate statements and cooling-off periods, to name a few
- Research is the key
- Get online and conduct comparative market comparisons of similar properties that you are looking to purchase to have a clear and educated idea of similar sale prices in the area and the weekly rent expectations
- And finally, if buying a property sight unseen, make sure you undertake the necessary inspections, such as a building and pest report

10 MOST POPULAR NEW YEAR RESOLUTION GOALS

IS ONE OF THESE YOURS?

1. Spend more time with family and friends
2. Get fit and exercise
3. Lose weight
4. Quit smoking
5. Enjoy life more
6. Reduce alcohol intake
7. Get out of debt
8. Learn something new
9. Help others
10. Get organised

GREAT INVESTMENT OPPORTUNITY



FOR SALE

30 Mareeba Crescent, Bayswater

A wonderful home with a great layout and location for the whole family...

CALL US ON 9800 0700 to find out more!

MAKE EACH DAY COUNT

365

NEW OPPORTUNITIES

TALK TO THE PROPERTY EXPERTS

BUYING, SELLING & PROPERTY MANAGEMENT

Call us if you are thinking about buying or selling or know of someone who is

 **9800 0700**

Properties Recently RENTED

Keeping you updated on the local rental market

HOUSES

Rachelle Drive, Wantirna
\$380p/w
3 Bed, 1 Bath, Single Carport

Southey Road, Boronia
\$400p/w
3 Bed, 2 Bath, Single Garage

UNITS

Grevillea Avenue, Boronia
\$310p/w
2 Bed, 1 Bath, Single Garage

Darwin Road, Boronia
\$340p/w
3 Bed, 1 Bath, Single Carport

Daffodil Road, Boronia
\$360p/w
3 Bed, 1 Bath, Double Garage

Renown Street, Burwood
\$450p/w
3 Bed, 2 Bath, Single Garage

TOWNHOUSES

Scoresby Road, Bayswater
\$455p/w
3 Bed, 2 Bath, Double Garage

Scoresby Road, Bayswater
\$455p/w
3 Bed, 2 Bath, Single Carport