

**PROPERTY INVESTOR NEWSLETTER SEPTEMBER – OCTOBER 2011**

*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**

**Urgent Repairs**

Residential Tenancies Amendment Regulations 2011  
 (In Force 1 September 2011)



\* Amounts include GST

**URGENT REPAIRS:**

Landlords or property owners will have to reimburse a tenant or resident who pays for urgent repairs up to \$1800.00, including GST. This maximum will also apply when a tenant or resident seeks a Victorian Civil and Administrative Tribunal order for urgent repairs.

[www.consumer.vic.gov.au](http://www.consumer.vic.gov.au)

Hill Real Estate will always attempt to contact our landlords with any Urgent Repairs reported.

Please make sure all your contact details are up to date with our office, mobile, home, work & email.

**Wantirna Office: 9800 0700**  
[wantirna@hillrealestate.com.au](mailto:wantirna@hillrealestate.com.au)  
**Berwick Office: 9707 3322**  
[berwick@hillrealestate.com.au](mailto:berwick@hillrealestate.com.au)

# How do you know if it is a tenant or landlord market?

There are a number of factors that market researchers rely on to determine whether it is a tenant or landlord market. However, the most commonly referred to statistical data is the 'vacancy rate'.

In a recent article published by domain.com.au an expert in research, Louis Christopher, Managing Director from SQM Research, commented that *"In almost all locations around the country, renters are facing an uphill battle in finding affordable accommodation"*.

**So...how do you know if it is a tenant or landlord market?**

Overall, a market that favours landlords is said to exist when vacancy rates are below 3 per cent. Above this level, it starts to turn into a tenants' market.

SQM Research recorded the national vacancy rate at 1.9 per cent, which represents a very difficult market for renters.

The data collected to determine the national vacancies rates was based on online rental listings that had been advertised for three weeks or more, compared with the total number of established rental properties.

The toughest market is Canberra at just 0.7 per cent, while the one that best favours tenants is Melbourne, which has a vacancy rate of 2.8 per cent. Sydney is recording 1.4 per cent, with the outer ring showing rates below 1 per cent. In some locations in Sydney's west, vacancies are almost non-existent.

It was also noted that many affluent suburbs or higher-priced rental properties were experiencing higher vacancy rates, such as 4.8 per cent, leading to landlords having to offer discounts to attract quality tenants. This further demonstrates the demand for affordable housing.

A similar trend was witnessed in the second half of 2008 when vacancy rates in some more expensive suburbs reached 10 per cent.

Our current vacancy rate for Wantirna is 5.2 & Berwick is 9.2 however, if you are interested in the vacancy rate for a postcode or suburb please call our office and we would be happy to assist with your research

Wantirna Office: 9800 0700  
 Berwick Office: 9707 3322

**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**

- How do you know if it is a tenant or landlord market?
- A review of your home insurance
- Credit-card holders beware
- Properties Recently Rented & Sold



## A review of your home insurance



Home insurance is the most important protection that you can have for your investment property. If damage occurs from an unexpected fire, storm, flooding or burglary, you want to have peace of mind that you are financially covered.

In reviewing your home insurance we have taken the time to list some thought provoking questions:

Is your property adequately insured? If your property was destroyed could you rebuild the property to the same standard?

Is your property overinsured? Remember, you do not need to insure the land value. If you purchase a property for \$500,000 it is going to include a portion of land value.

Do you know what is considered building and what are contents within the property? Insurance companies may classify these differently, which can affect the insurable value for the building or contents. You need to find out what an air-conditioner, carpets, blinds, light fittings, security systems, etc. fall under.

Some insurance companies have a limit on how long they will cover a home while it remains vacant. Is your property covered if it is vacant?

We strongly recommend that you discuss these questions and ask further questions of your insurance company or broker to ensure that you are adequately covered. ■

## Investment Property of the Month

**Veronica Street, Ferntree Gully**

\$350,000 - \$400,000

3 BR, 1 Bath, Three Car Garage

**Burwood Hwy, Burwood**

\$350,000

2 BR, 2 Bath, Apartment

**Royalden Close, Boronia**

\$380,000 - \$420,000

3BR, 1 Bath, Double Carport

**Clarissa Crt, Narre Warren**

Offers over \$350,000

2 BR, 2 Bath, Single Garage

**Lisburn Way, Berwick**

\$395,000

4BR, 2 Bath, Double Garage

**Springfield Road, Boronia**

\$440,000-\$500,000

3BR, 2 Bath, Open Plan, Dbl Gar



## Credit-card holders beware!

If you have purchased anything on your credit card recently for less than \$35 you will have noticed that you no longer have to enter a pin or sign for the transaction... and the banks are promoting this as a secure transaction.

Banks are prompting cardholders to take care and if the card is lost to notify them immediately so that you will not be responsible for any unauthorised transactions.

So from now on you will need to take care. If you have not been checking your credit-card statement each month now is the time to start doing so.

There have been many reported cases of one-off transactions

being taken from cards, even when they don't have your credit card, but have sourced your card number. ■

## Properties Recently Rented!

Keeping you updated on the local rental market

### HOUSES

**Mariposa Crt, Wantirna Sth** \$400p/w

3BR, 1 Bath, Double Carport

**Belgrave Pl, Carrum Downs** \$340p/w

3BR, 2 Bath, Double Carport

**Baudelaire Ave, Wantirna** \$330p/w

4BR, 2 Bath, Double Carport

**Sullivan Ave, Rowville** \$400p/w

3BR, 1 Bath, Double Carport

**Bosco Cl, Narre Warren** \$310p/w

3BR, 1 Bath

**Outlook Dve, Berwick** \$550p/w

5BR, 2 Bath, Double Carport

**Moore Mews, Pakenham** \$350p/w

4BR, 2 Bath, Double Garage

### UNITS/TOWNHOUSES

**Orchid Ave, Boronia** \$380p/w

2BR, 2 Bath, 1 Allocate Parking Bay

## Properties Recently

**SOLD**

Keeping you updated on the local sales market

**Alexandra Crt, Knoxfield**

\$539,800

3BR, 2 Bath, Double Garage

**Stamford Crescent, Rowville**

\$365,000

2BR unit, 1 Bath, Single Garage

**Grogan Crt, Bayswater**

\$410,000

3BR, 1 Bath, Single Carport

**Penrith Court, Berwick**

\$400,000

4 BR, 2 Bath, Double Garage

**Winters Ln, Narre Warren Nth**

\$280,000

Land – 531sqm

**Only 11 weeks until the festive season...**