



Your Principals- Ron & Lenore Sieber 3843-9123
RE/MAX United Vision Real Estate
"3 Offices, 1 United Vision"



Property Investor Newsletter
JULY 2009

LEONA'S COLUMN

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We have recently installed a new electronic filing system called Managepoint. The new system is bound to bring a quicker and more efficient way of answering your enquiries on a day to day basis.

We welcome Emma McKirdy formally known as Emma Smith from her honeymoon and we are sure the landlords and tenants who have worked with her in the past will be happy to see her return.

Free Market Appraisals

Know What Your Property is worth

- 1) **For Insurance purposes**
- 2) **For refinancing**
- 3) **Knowing your equity to increase your Investment Property Portfolio**
- 4) **For Sale**

For your information and records Ron Sieber will be doing a Current Market Analysis of all our owners' properties. This will commence from the 1st July 2009

Hoping this will be of help to you.

Ron Sieber Owner / Broker

INVESTORS RETURN TO THE PROPERTY MARKET

The Real Estate Institute of Australia (REIA) President, Mr David Airey says there is increasing evidence that investors are starting to return to the property market, due to attractive yields, low interest rates and the ability to earn a positive return.

"First home buyers have dominated the property market for the past 9 months as a result of decreasing interest rates and the First Home Owners Grant Boost (FHOG Boost), however, we are now beginning to see signs of investors returning to the market", said Mr Airey. In April, the seasonally adjusted value of finance commitments for investment housing increased for the second consecutive month. "This is the first time investment in housing has increased for two consecutive months since mid 2007", continued Mr Airey.

The rise in April was due to increases in finance commitments for the purchase of existing dwellings while for the investment of newly constructed dwellings, there was a decline. "Investors are returning to the market because of strong rental returns creating positive gearing and excellent capital growth prospects", continued Mr Airey.

The REIA's recent Mortgage Choice Real Estate Market Facts publication indicated that average loan repayments were cheaper than median rent payments in Hobart, Darwin and Canberra.

Based on median house prices and median rents, investors in six of the eight capital cities can expect a positive return based on a 25 per cent deposit and by using an interest only loan. History shows that fortune favours the brave and astute investors may see this as a great opportunity to invest in quality property with great long term growth prospects", concluded Mr Airey.

To obtain a copy of the REIA's Mortgage Choice Real Estate Market Facts publication, visit www.reia.com.au/market_reports or phone REIA on 02 6282 4277.

Source : REIA Media Release (19 June 2009)



Contact Us

We have listed our contact details below so you can check or update your records for easy contact with our office.

As it is important to us that we are available to you, if you would like to meet with a particular team member we recommend you contact our office via email or phone and arrange an appointment. This helps to minimize inconvenience to our valued Clients.

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QUEENSLAND FIRE & RESCUE SERVICE HAS INTRODUCED SAFEHOME

Safehome is an initiative designed to assist householders to conduct a safety and fire awareness inspection of their home. It is a voluntary program whereby you can invite local firefighters to assist with your fire and home safety needs. You will be assisted to recognise fire and safety hazards in and around the home. Once the hazards are identified you can then take steps to eliminate them.

The purpose of the initiative is to eliminate, as much as possible, any fire and safety hazards around the home. The intent is to reduce death and injury and property damage due to home fires and accidents. Firefighters will advise you on correct positioning of smoke alarms and discuss fire safety concerns.

The service is for all people who are concerned with improving safety in their home. If you live in an area serviced by volunteer fire fighters, they will be unable to come to your home to conduct a Safehome visit. However, when you telephone **1300 369 003** you will receive both a Safehome kit and a Bushfire Preparedness package which will assist you make your home safer.

This is a **free** service provided by Queensland Fire & Rescue Service in the interest of developing a safer community.

All homes have different requirements but a visit should take no longer than 45 minutes. If you would like to take the opportunity to invite a firefighter into your home for a visit, do so by phoning **1300 369 003**.

It is necessary for the person living in the property to call and book the visit. **If you are renting, tenants should book the visit and not Lessors or Agents.** If the firefighters recommend making changes to the Property during the visit, such as installing a smoke alarm, the Tenant should raise this with the Lessor or Agent and discuss options.

Source: www.fire.qld.gov.au

HOUSE PRICES TIPPED TO LIFT BY 2012

House prices could rise by as much as 22 per cent during the next three years, an economic forecaster says.

The conditions are ripe for a sustained recovery in residential property prices," according to BIS Shrapnel's Residential Property Prospects, 2009 to 2012, report.

"Low interest rates, solid growth in rents and housing shortages are evident in most markets.

"However, the current economic malaise will mean confidence will only recover slowly during 2009/10."

BIS Shrapnel senior project manager and study author Angie Zigomanis said that, at this stage, all of the action was occurring at the lower-priced end of the market.

This is due to a surge in first-home buyer demand as a result of the federal government's first home owner boost scheme and low interest rates, he said.

BIS Shrapnel forecasts there will be 180,000 first-home buyers in 2009.

Although first-home buyer demand was expected to ease after the expiry of the government's boost scheme at the end of 2009, upgraders and investors were expected to take the baton, Mr Zigomanis said.

"We expect rising confidence in the prospects for an economic recovery in 2010, so investors are likely to return in greater numbers, attracted by increased rental returns and low interest rates."

Source : AAP (16 June 2009)

MONTHLY QUOTE

"If you worry about the past, you will never see the future coming."

Mary Campbell

STATISTICS

Our overall current Occupancy Rate is 98.59%

Our overall current rate of Tenants Paying Rent on Time is 97.58%

Total Properties Leased this month: 17

CALENDER AUGUST 2009

For your diary notes:

12th August	Public Holiday (Brisbane)
14th August	Mid Month Accounting
31st August	End of Month Accounting

Website: www.remaxunitedvision.com.au