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RE/MAX United Vision Real Estate
"3 Offices, 1 United Vision"



Property Investor Newsletter
OCTOBER 2009

LENORE'S COLUMN

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I'd like to take this opportunity to advise everyone that I have resumed control of the Property Management Department in the role of Department Head and Financial Manager. No doubt on a day to day basis I will be in closer contact with you and I look forward to being of any assistance you may require at any time. My mobile number is 0411 425 748 and my email address is lenores@remax.com.au

Lenore Sieber

POOL COMPLIANCE CERTIFICATES REQUIRED

Compliance certificates

It is a requirement by our agency to have a pool compliance certificate.

A compliance certificate means that your pool fencing meets the minimum requirements of the Australian Standards.

Reasons for a compliance certificate

Drowning is the leading cause of death or injury in children less than five years old. Having a compliance certificate gives you peace of mind that your swimming pool is enclosed by fencing complying with the fencing standard for your swimming pool.

We can organize the compliance certificate for you on your behalf. All you need to do is email your property manager and we will do the rest. The cost for a compliance certificate is \$353 (valid from 1st July 2009) from the Brisbane City Council.

If you apply for a certificate, a Council officer will visit your premises to inspect the pool fence and provide advice.

If the pool doesn't meet compliance standards, a compliance notice will be issued.

If the fence remains non-compliant after 20 days, the officer can issue a fine or refer the matter to the Magistrates Court.

NEW POOL SAFETY LAWS FOR QLD

STAGE 1 - proposed to take effect on 1 December 2009 and apply to new residential swimming pools. It will include:

- Simplification of pool fencing laws to the latest pool fencing standards
- Provisions to allow temporary fencing for pools under construction
- Ensuring all new swimming pools undergo mandatory final inspections
- Mandatory cardiopulmonary resuscitation (CPR) signage that meets current best practice
- Development of a model swimming pool register
- Better reporting of immersion incidents from Queensland police
- More than tripling the spend on Qld Government's pool safety campaign.

STAGE 2 - to be implemented later in 2010 and will mostly target existing swimming pools, including:

- Rationalisation of 11 current pool fencing standards to just one standard for all pools, both new and existing pools
- A mandatory point of sale and lease inspection system
- Phase out of child resistant door used as pool barriers
- Wider application of state laws to include indoor pools and pools associated with hotels, motels caretaker residences and caravan parks
- A swimming pool register
- Fencing for all portable pools deeper than 300 millimetres
- Narrowing the ability for councils to create local pool laws where state laws apply
- Councils to gain greater powers of entry for safety inspection
- Model local law for councils who wish to cover pools outside state laws



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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INVESTMENT PURCHASES FILL THE FIRST HOME BUYER GAP

The latest Australian Bureau of Statistics (ABS) Housing Finance figures present no surprises, according to the Real Estate Institute of Australia (REIA).

"As buyers have been responding to the improved affordability brought about by cuts in official interest rates since October last year, we are seeing a slowdown in the rate of growth of finance commitments," said REIA CEO, Mr Neil Fisher.

Total finance commitments increased by 0.5 per cent in July; the lowest growth since August 2008. Loans for owner occupied housing increased in all states and territories, except Tasmania and the ACT. The figures for the number of loan commitments are now similar to those of two years ago.

"The figures also reflect the impact of the decline in first home buyer activity, which decreased from a high of 27.1 per cent to 25.2 per cent; a figure that still remains well above the long term average of 20.1 percent," continued Mr Fisher.

"This is an indicator of what can be expected between now and the end of the year, as the First Home Owner's Grant Boost (FHOG Boost) is phased out," he said.

"The gap in the market left by first home buyers is being taken up by increased investment interest. The value of investment housing commitments was up by 1 per cent in value terms. This is the sixth consecutive month that purchases of dwellings for investment have increased," Mr Fisher concluded.

Source: REIA Media Release (9 September 2009)

UNIT AND TOWNHOUSE SALES REBOUND

Buyers are again looking to units and townhouses with sales numbers surging over the June quarter.

The Real Estate Institute of Queensland (REIQ) June quarter unit and townhouse results show sales numbers have rebounded in this segment of the market.

REIQ chair Pamela Bennett said first home buyers and investors were increasing considering this type of housing as an affordable and desirable option. "While sales numbers are up and there has been some price growth in some areas, this represents a property market in transition from the very tough conditions of the past year," Mrs Bennett said. "These results show that outside influences are starting to no longer burden our market and that confidence is also beginning to return."

REIQ June quarter preliminary sales numbers show that

the number of sales in Brisbane were up 36 per cent; 22 per cent on the Gold Coast; 14 per cent on the Sunshine Coast; and increased a very impressive 48 and 46 in Ipswich and Logan respectively.

Outside of the southeast, unit and townhouse sales numbers have also increased, partly driven by sales in new developments and ongoing growth in demand for established units and townhouses.

REIQ managing director Dan Molloy said it was heartening to see more activity in the market after a year of economic uncertainty. "Units and townhouses have always represented excellent value for money for Queensland buyers and investors," he said. "Now that a level of confidence has returned, it is not surprising that this segment of the market has outperformed houses in both sales and price growth over the June quarter."

Source : REIQ Media Release (11 September 2009)

INTRODUCING ... THE MOONCANDLE

Candles can set the mood in any space around the house, but they often require replacement and you need to keep an eye on them to avoid stray wax or flames.

Mooncandles are an innovative world first - allowing you to enjoy real wax candles without messy wax or fire-hazards, as they're lit up from the inside by LED lights. The colour-changing flameless candles operate by remote control so you can position them in hard to reach areas, and have 4 and 8 hour timers, so you don't have to snuff them when you head out or off to bed.

Source : Quartile Property Report (25 September 2009)

ON A LIGHTER NOTE...

The bank manager rang and said, "You're overdrawn." I said "So? I was in credit last week. I didn't ring you."

MONTHLY QUOTE

"Success is not the result of spontaneous combustion. You must set yourself on fire."

Reggie Leach

STATISTICS

Our overall current Occupancy Rate is 97.91%

Our overall current rate of Tenants Paying Rent on Time is 96.84%

Total Properties Leased this month: 25

CALENDER NOVEMBER 2009

16 th November	Mid Month Accounting
30 th November	End of Month Accounting

Website: www.remaxunitedvision.com.au