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



Property Investor Newsletter
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LEONA'S COLUMN

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Due to the recent dust storms in Brisbane lately we suggest that this would be a good time to consider having your house washed down and your gutters cleaned ready for the upcoming storm season. Please bear in mind that the house cleaners are very busy because of the storm and delays could occur but we will do our very best to ensure the service is carried out as soon as possible.

Contact your Property Manager to arrange the service.

HOME LENDING ON THE UP

According to the Housing Industry Association (HIA), the number of loans for new dwellings has risen for nine consecutive months, pointing to a modest recovery emerging for residential construction. New home lending figures are in contrast to the surprise negative building approvals figures for May and show that the housing sector continues to be buoyed by the first home buyers grant and low interest rates. First home buyer activity continues to be a key feature of strength in housing finance, with a most pleasing return of investors for the construction of new rental dwellings.

Source : REINSW Journal (August 2009)

AUSTRALIA IS SWITCHING TO DIGITAL TELEVISION

The Australian Government has announced that analogue TV signals will gradually be phased out across the country between 2010 and 2013 and needs the help of property managers to let building owners or managers know that they need to ensure their buildings are prepared for digital TV switchover.

Whether it is a high rise, small unit block, a free-standing home or a public facility, the building's antenna system may need to be upgraded to receive digital TV signals. If residents are not able to view digital channels now, they may lose access to TV when the analogue signals are switched off. An antenna installer will be able to assess whether replacement or upgrade of the building's antenna system is required.

Building owners may be able to claim a tax deduction for part or all of the cost of the purchase or upgrade of antenna equipment for a rental property. For more information, they can contact the Australian Taxation Office (ATO).

Source : REIA The Real News (August 2009)

EMPIRE OF SUSTAINABILITY

A more than \$US500 million upgrade is presently underway at the world famous Empire State Building in New York. The project partners – The Clinton Climate initiative, Rocky Mountain Institute, Johnson Controls Inc and Jones Lang LaSalle – have used the building as a test case to unveil a process for analyzing and retrofitting existing structures for environmental sustainability.

The program is expected to reduce energy consumption by up to 38 percent and will provide a model for similar projects. The team has identified eight economically viable projects that will provide a significant return investment, both environmentally and financially.

Source : REINSW Journal (August 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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SMALLER BLOCKS, BIGGER HOUSES

It now cost four times as much to build a house as it did 20 years ago, according to a new report from the Australian Bureau of Statistics. The increase is partly due to the fact that houses are nearly 33% bigger than they used to be.

The average cost of building a house in Australia has risen to \$236,000 in 2007/08, compared to \$65,000 in 1987/88. At the same time, the size of house blocks has decreased.

Research from RP Data has found that NSW has the smallest average lot size of all Australian states and territories, at just 662 sqm.

Source : *REINSW Journal (June 2009)*

CLEANING / MOVING TIPS

Ovens - Bad odors left by oven cleaner will disappear if you put some orange peel on an oven tray and bake it for a few minutes.

Door Frames - Aluminum window and door frames will regain their shine if you rub them with a cloth dipped in ammonia.

Fly Screens - To clean dust from fly screens without removing them, put on a pair of rubber gloves and from the inside of the house, rub all over the screen with both hands. The dust will come off and fall to the outside windowsill for easy collection.

Fridges - Moisten a cloth with methylated spirits and wipe the rubber seals on your fridge to clean them and prolong their life. Once power is turned off, fridges and freezers should be wiped out with warm water and pure soap. Wipe down with vanilla essence or leave an open packed of bicarbonate of soda in the fridge to absorb odours.

Moving Heavy Appliances - Before moving heavy appliances such as fridges or washing machines, slip on a pair of rubber gloves. They have a good grip and make the job easier.

Written By : *Marion Barnes*
Source : *The Easy Way Out*

BRISBANE'S UNIT SQUEEZE

Renters are paying 30 per cent more for the same accommodation than they were three years ago, with the looming end to the first home buyer grant only set to increase demand.

June quarter figures show the average weekly rent for a unit in Brisbane rose by 1.6 per cent to \$347, up from \$342 a week in March. The cost of renting a home, however, fell by more than \$10 a week to \$401 on average, with pundits crediting the \$14,000 first home

buyer grant and low interest rates for a drop in house rental demand.

But that looks set to change come October, when the winding back of the government grant makes buying a home less attractive for those keen to get a foothold. RPData senior researcher Tim Lawless said vacancy rates were likely to contract, forcing up prices.

"Renters have had some relief for a little while now because first home buyers have used (the grant) to get out of the rental market. This year especially we've seen an increase in the number of suburbs where it is actually cheaper to buy than rent. Housing affordability has been back to levels not seen since 2002. But the grant is being wound back in October and that is going to have an impact."

Rental costs have been rising an average of 10 per cent a year in Brisbane. RPData figures show a 30 per cent jump in rental costs in the Brisbane housing market since 2006 and a 36 per cent rise in the unit sector.

"This quarter, Brisbane was one of the only cities in Australia where unit rents have actually gone up," he said. There tends to be greater demand for units here because they are cheaper and closer to the city and public transport corridors. Vacancy rates in Brisbane are incredibly low and that obviously drives price."

Mr Lawless said the news was better for investors, with rental yields steady at 4.6 per cent for houses and 5.4 per cent for units. "Brisbane unit market is more affordable than any other mainland capital. It's actually cheaper to buy a unit here than it is in South Australia." The median unit price for the June quarter in Brisbane is \$337,000, compared to \$345,000 in Adelaide.

Written By : *Christine Kellett*

Source : *Sydney Morning Herald (20 August 2009)*

MONTHLY QUOTE

"Anywhere is walking distance, if you've got the time."

Anonymous

STATISTICS

Our overall current Occupancy Rate is 97.31%

Our overall current rate of Tenants Paying Rent on Time is 95.24%

Total Properties Leased this month: 15

CALENDAR OCTOBER 2009

15 th October	Mid Month Accounting
30 th October	End of Month Accounting

Website: www.remaxunitedvision.com.au