



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

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INSPIRATIONAL QUOTE:

*Real Estate cannot be lost
or stolen, nor can it be
carried away. Common
sense, paid for in full, and
managed with reasonable
care, it is about the safest
investment in the word.*

~ Franklin D. Roosevelt

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 REAL ESTATE WORKS - www.realestateworks.com.au

LAND VALUATIONS UP IN SOUTHEAST QUEENSLAND, DOWN ELSEWHERE IN STATE

THE Gold Coast has led the way in land value increases across Queensland with one local suburb recording a mammoth jump.

Homeowners hoping for a council rates reprieve have been dealt a blow, with land values released yesterday showed continued rises across the state.

About three-quarters of Queensland's properties have been valued this year, with local government areas across the southeast recording strong increases.

Changes to land values, to take effect on June 30, are one of the factors local councils consider when deciding on rates rises.

The Gold Coast reported the biggest jump with values rising by 10.7 per cent for the region.

Brisbane and Cairns were close behind with increases of 9.7 per cent and 8.9 per cent respectively.

In the Gold Coast suburb of Bundall the residential median land value increased by as much as 38 per cent, which drew mixed reactions from new buyers Ted Cronin and Chantelle Moore.

"On the one hand it's a shame we may have to pay more but on the other hand it will contribute to the value of our new home," Mr Cronin said.

"It's part and parcel when buying property and no one wants to pay more rates but that's just what happens sometimes.

"I've been watching the Gold Coast market quite closely and this shows there's been growth in the market and I think there will

LAND VALUES

Gold Coast	↑	10.7 per cent
Brisbane	↑	9.7 per cent
Cairns	↑	8.9 per cent
Sunshine Coast	↑	5.8 per cent
Noosa	↑	4.9 per cent
Mackay	↓	8.7 per cent
Paroo	↓	9.7 per cent
Banana	↓	9.8 per cent
Gladstone	↓	14.6 per cent
Central Highlands	↓	19.4 per cent

be more of that to come." McGrath Surfer's Paradise sales agent Isaac Genc said the region was overdue for a rise in value.

"It's about time and the market's been so low for so long," he said.

"I can see why Bundall would increase because it's very popular and anything between \$550,000 and \$1.2 million goes quickly because people love the location and the market is heating up."

Valuer-General Neil Bray said this year many regions had recorded "definite turnarounds".

"It's very positive particularly across Brisbane where 164 of 180 suburbs have recorded an increase," he said. P.T.O

"On the Gold Coast after many years of decreasing values we are now increasing them.

"Investor confidence, availability of finance, dwelling demand and rising tourism numbers are all factors that are considered for the region."

While southeast Queensland and Cairns recorded strong growth, other parts of the state saw sharp declines in value. Gladstone and Central Highlands both recorded a drop in value of more than 10 per cent.

Mr Bray said these results were driven by a declining mining and resources sector.

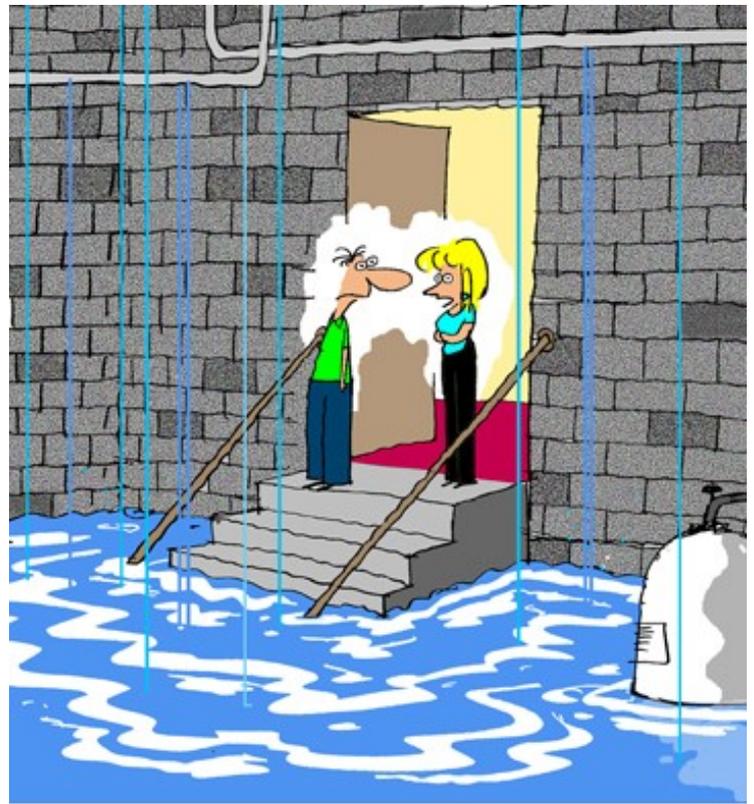
But Local Government Association Queensland spokesman Craig Johnstone said there was no direct link between land values and rate costs.

"Council's have got pretty sophisticated means of assessing what rates should be at in any particular year," he said.

"It's up to the individual council, but there is no direct link between the two."

About 1.2 million homeowners will receive their valuations this week, with residents given 60 days to challenge their valuation.

~ *The Courier Mail* - Kieran Rooney - March 2015



"No, you can't list this as an 'indoor pool.'"

HOME IMPROVEMENTS

Is your property due for an upgrade?

Does your investment property need attention? When was the last time you upgraded your property? Improvements and renovations to a rental property are important to protect the short-term return (rental income) and long-term capital growth of the investment. A poorly presented property will only attract a similar style of tenant, resulting in further deterioration of the property.

It is a fact that rental properties are exposed to tenant 'wear and tear' and therefore will require work from time to time. You should budget to upgrade the property on average every five years.

Following is a list of areas where improvements are often required:

Kitchens: An old kitchen can be renovated by replacing cupboard doors and benchtops. It is often not necessary to replace the entire kitchen.

Bathrooms: Sometimes just re-grouting tiles and giving the walls a splash of paint can do wonders.

Exhaust fans: Ensure that there are working exhaust fans in the kitchen, bathroom and toilet areas to avoid a build-up of moisture, mould or heat stains.

Landscaping/Exterior Painting: The kerbside presentation or the initial impression is important to the property's appeal. Ensure that trees and large shrubs are pruned, clear gutters, wash eaves and external walls. If necessary you should paint the exterior of the property. This will also help avoid flooding of the property during storms. >

Interior Painting: Paint the walls throughout in a neutral colour and use a washable paint. Remove or paint over outdated wallpaper.

Replacing Floor Coverings: Choose a carpet that is long-wearing and durable. Avoid light tones that will easily stain. If replacing the floor coverings in the kitchen area, do not lay soft vinyl. Moving a fridge can easily cause cuts and tears. Use heavy grade linoleum or tiles.

By attending to improvements on a regular basis you will be preserving your investment.

Our agency will always keep you updated following our routine inspections. If you would like a quote on any of the above, please contact us.

YESTERDAY, TODAY & TOMORROW

Did you know?... "the best time to buy real estate was yesterday, the next best time is today and the least best time is tomorrow"

~ Author: Unknown

Real Estate Works

MAKING
REAL ESTATE WORK
FOR YOU

