

## FROM OUR PROPERTY MANAGEMENT TEAM

Happy Valentine's Day

### 14<sup>th</sup> FEBRUARY REMINDER

Take the time to say Happy Valentine's Day to someone special and make them smile.

### INSPIRATIONAL QUOTE

*When I was 5 years old, my mother always told me that happiness was the key to life. When I went to school, they asked me what I wanted to be when I grew up. I wrote down 'happy'. They told me I didn't understand the assignment, and I told them they didn't understand life.*

– John Lennon

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## Housing on the Rise, but get in Quick

**BUILDING** approvals have - almost doubled on the Gold Coast in the past year, confirming speculation the city's housing recovery is under way.

But property experts warn it may not last long.

In the year to November 2013, building approvals on the Coast rose from 251 to 482, with Master Builders deputy executive director Paul Bidwell saying the 92 per cent increase was an excellent sign.

"The latter part of 2013 was positive, confirming our view that a recovery is taking hold, which is great news to kick off the new year," he said.

"It is very reassuring that dwelling unit approvals are now back above the 10-year average, having spent the last three years languishing below that level."

The rise was the second largest percentage increase in the state, falling behind the Sunshine Coast which saw a 150 per cent boost in approvals.

Mr Bidwell said that interest rates, population growth, employment and wages growth were all favourable for the housing industry.

"We are confident that, after several years of tough trading conditions, builders in the residential sector across the state can look forward to better times during 2014."

Local property expert Bill Morris agreed the city was in the midst of a "huge property boom".

"Little or no supply of new houses over the last five years has created a shortage in housing which led to investors and developers realising that they have to get some product on the market, and quickly," he said.

"The property boom has been gaining momentum over the past year, with house prices rising about 8 per cent in the past year - the first time they have risen in five or six years."

However, Mr Morris said the Coast only had four years to enjoy the boom period....

GC Bulletin: Mackenzie Ravn 11/01/14

### IN THIS ISSUE

- Housing on the rise, but get in quick
- Routine inspections a vital service in reducing risk
- Broken down appliances
- Have you budgeted for the unexpected
- Retirement Planning



## ROUTINE INSPECTIONS A VITAL SERVICE IN REDUCING RISK



Routine inspections are an important part of our management service that we take very seriously.

When we carry out an inspection we are not just ensuring that the tenant is keeping the property clean and tidy – but our focus is to ensure that the property is presented in a safe condition for the tenant to reside. We are also providing our landlords with feedback on improvements, renovations and repairs that may be required as preventative maintenance to reduce costs, while ensuring that we are optimising capital growth so the property appreciates in value rather than depreciates from a lack of upkeep and care.

As a landlord it is important to be aware that we are not professionally qualified inspectors. The process that our property management team undertakes is a 'visual' inspection only.

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## THINK BEFORE YOU DISPOSE OF BROKEN DOWN APPLIANCES

Often a rental property will include appliances such as a dishwasher, clothes dryer, fans, air conditioner or a garbage-disposal unit to name a few.

When an appliance breaks down or attracts large repair costs landlords may need to consider

purchasing a new one or disposing of the appliance without replacement.

If it is decided to dispose of the appliance without replacement the tenant would have to be agreeable and possible compensation may need to be paid to the tenant for the loss of the appliance, possibly by way of a reduction in the weekly rent.

This is due to the fact that when a tenant enters into a Tenancy Agreement there is an outline of the inclusions in the tenancy. As the appliance forms part of the tenancy it must be included and maintained by the landlord.

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## RETIREMENT PLANNING



Have you considered how much money you will need when you retire?

Take the time to sit down and work out your expenses... it may surprise you how much you really need.

Don't leave it to the last minute! The more time you give to plan for your retirement, the less stressful it can be.

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## REMINDER:

Should you need to update your details this needs to be in writing – Email is acceptable.

Have you changed your:

- Telephone numbers
- Email Addresses
- Postal Address
- Bank Details

## HAVE YOU BUDGETED FOR THE UNEXPECTED?



There are some things that can be planned and some that are just unexpected. If your hot water system had to be replaced, a major pipe blockage had to be repaired or the dishwasher stopped working, could you afford the cost?

The best way to plan for the unexpected is to be prepared. Some of our landlords have set up a separate savings account where they deposit a weekly or monthly allowance to cover property repairs and maintenance costs as well as renovations and item replacement costs.

If cash flow is a problem or could become a problem it may be worth taking the time to work out a budget that works for you and set a little extra aside.

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