

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

FROM OUR PROPERTY MANAGEMENT TEAM



*May your holidays be happy
Filled with love and laughter
May each day bring you joy
In the year that follows after*

THANK YOU to all of our clients who have trusted us with the management of their property. We wish you, your family and friends a safe and happy holiday season.

A tax deductible holiday

This is a reminder that if you are planning to holiday or visit near your investment property you can claim a tax deduction for your travels and expenses if you inspect the property. Please seek advice from your accountant regarding the tax deductions.

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 THE PPM GROUP - www.ppmssystem.com

WHAT MATTERS MOST?

YOU MAY BE SURPRISED...

AS THE POPULATION AGES AND HOUSEHOLDS SHRINK

What are Australians' housing priorities? Is having a garden more important than access to public transport? How important is it to live close to work? And do these priorities differ across age groups and household types?

An extension report by the Grattan Institute involved the analyses of over 700 city residents from different States who were asked about their housing and location priorities and the results were surprising.

'If you know what people want you can meet their needs and prosper in the housing market'

Although it is often assumed that living in a separate house on a large block of land is what most Australians want, this only ranked 5th most important and having a big garden ranked 20th.

The data also suggested that there are real differences in priorities across the population. In particular, while young families were focused on house size and type, older and single-person households were much more likely to think that characteristics of

where they live are more important. Given our ageing population and the growth of smaller households, these differences could result in significant shifts in the mix of housing we want.

TOP 20 OUT OF 56 OPTIONS

1. The number of bedrooms
2. Safety for people & property
3. Near family & friends
4. The number of living spaces (lounge/living, etc.)
5. Whether the house is detached
6. Near local shops
7. Near a shopping centre
8. Near a bus, tram or ferry
9. Has a garage
10. Little traffic congestion
11. A natural environment you find attractive
12. Has air-conditioning
13. Is in a particularly clean/unpolluted area
14. The number of bathrooms/ensuites

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15. Near general health services
16. Near a railway station
17. Near your work
18. Has secure parking
19. Neighbourhood design you find attractive
20. Has a big garden (e.g. for kids to play in)



CONCLUSION

Differences between demographic segments in the *What Matters Most* survey should not be overstated. Demography is only one of a range of factors that determines housing preferences, and households in the same segment may have radically different priorities. We should also bear in mind that demographic changes – even the significant changes happening among the Australian population – happen slowly. Bearing these caveats in mind, the results support the conclusion that as the population ages and households shrink, there will be a change in housing preferences. This implies that there may be a need for a more varied *mix of housing* than currently exists in Australian cities. In particular, the results suggest that demographic change will drive an increased demand for housing in locations characterised by convenience, access and safety – which are particularly important to older and lone-person households. ■

There is an extension report that you may wish to download:

http://grattan.edu.au/static/files/assets/df083001/109_what_matters_most.pdf



IS YOUR RENTAL PROPERTY SAFE?

As a landlord you have a legal obligation to the tenant to ensure that the property is safe for the tenant to reside.

This relates to every aspect of the property, which can encompass a wide area of items from pools, secure fencing, railings and steps, levelled floor coverings and safe electrics, to name a few.

However, there are a couple of key focus areas of the property that some landlords overlook as being a priority. This includes that external doors are functioning and have locks, that windows are secure and have locks or security screens and that there is adequate external lighting.

If a property is not presented and maintained in secure condition and the property is broken into you could be liable. Or if the tenant slips and falls outside the property due to inadequate lighting you could be sued.

When our office conducts a routine inspection and notices work that is required or if we receive a maintenance notification from the tenant, it is important that we act on the request promptly. ■

JUST A THOUGHT

Do one thing every day that you are fearful of and watch yourself grow into a stronger person who believes anything can be achieved... Consider the exercise as your daily 'mind' workout!

JUST LEASED

10 Wood Ridge Pl	- \$470pw
41/346 Pennant Hills Rd	- \$480pw
10 Teddick Pl	- \$500pw
52B Carmen Dr	- \$540pw
8/14 Tintern Ave	- \$495pw
27 Ainslie Pde	- \$520pw
3/26 Perry St	- \$470pw
3/5 Good St	- \$350pw
26/13 Thallon St	- \$460pw

WELCOME CARMELINA!



We would like to take this opportunity to welcome our new property manager, Carmelina, to our team. Carmelina comes to us with 10 years' experience in real estate. Her standard of work ethics are second to none and she prides herself highly on "getting the job done". Carmelina is excited to contribute her wealth of knowledge to the property management team.



CHRISTMAS HOURS

We would like to take this opportunity to let you know that our office will be closed from the 22nd of December and reopen on the 7th of January 2013. We wish you all a safe and merry Christmas and a prosperous New Year.