



MARYANNE BIRCH

REAL ESTATE

PROPERTY MANAGEMENT NEWS

Neighbours from Hell – They’re Everywhere

\$15m townhouse painted ‘like a beach hut’ after owner sees red over neighbour’ complaints

Locals in one of London’s most exclusive areas are up in arms after accusing a neighbour of painting a £15 million house like a ‘beach hut’ in an act of petty revenge following a planning dispute.

The residents of a pretty cobbled street in the heart of Kensington were stunned when they awoke recently to discover one of the houses had been transformed overnight.

Rather than fitting in with the other Georgian townhouses, the three-storey property resembled a garish football strip with eight-inch wide red and white stripes covering the entire front.

The paint job came after the owner, multi-millionaire property developer, Zipporah Lisle-Mainwaring, 66, lost out in a planning dispute to turn the house into a so-called ‘iceberg

mansion’ with a huge mega-basement.

Mrs Lisle-Mainwaring, who is thought to now live in Switzerland, had applied to have the house – which is currently used to store antiques - demolished and replaced with a five-storey property boasting an underground swimming pool and cinema. But neighbours objected, complaining that there would be too much disruption and the excavation work could lead to structural problems with their own homes.

Source – The daily Telegraph (London)



End of Financial Year Preparations

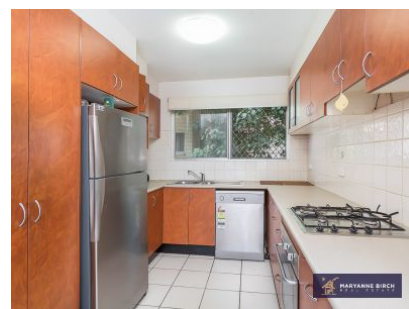
It’s hard to believe that we are approaching the halfway mark for the year, and with that, of course the end of the financial year.

For those of our readers with investment properties, now is the time to arrange any maintenance due so that it can be claimed in the current financial year.

We are already encountering

delays in getting trades people as the annual rush starts for works to be carried out before June 30, so if maintenance requests or recommendations have been made and are awaiting your approval, we strongly advise that you contact your property manager to book it in now, in order to be assured that the works will be able to be carried out on time.

Property of the Month



2/19 Pashen Street, Morningside

ONLY 4 Doors to Hawthorne Border!

Would you like an Investment that has very low fees, requires next to no maintenance and has a solid rent return at the entry level? Are you after a well sized, air-conditioned home in a small complex, with generous built-in bedrooms, well appointed kitchen and bathroom, a double remote lock-up garage and a balcony accessible through beautiful Bi-Fold Doors?

This is an excellent opportunity to secure an entry level home with every convenience within easy walking distance to Hawthorne’s café precinct, cinemas, picturesque parks and the CityCat. Take advantage of this very affordable buy and enjoy the trappings of its millionaire neighbourhood.

Auction Results



SUMMARY AUCTION RESULTS REPORT

for all suburbs in QLD from 1 April 2015 to 30 April 2015

TOTAL SOLD	421	44.9%
TOTAL PASSED IN	472	50.3%
TOTAL WITHDRAWN	44	4.8%
TOTAL NO. OF AUCTIONS:	937	100%



Are You Contemplating Selling In The Next Financial Year?

If you are considering putting your property on the market in the new financial year, now may be the ideal time for it to be assessed for any maintenance or cosmetic works which will optimise the presentation of your property.

One of our unique services is to provide a **'To Do List'**.

This is a list of works recommended to **maximise the appeal of your property** for the market and also **reduce the risk of the Building Inspector revealing flaws in the integrity of your property** resulting in a Buyer terminating the contract or seeking heavy discounts to the purchase price.

With sensible preparation of the

property prior to it being listed for sale, these horror scenarios can be avoided, resulting in a much smoother marketing and sale process and the best price outcome possible for your property.

Our **'To Do'** Lists seldom include 'big ticket' items, as investing a large amount on a property which is intended to be sold is not usually advised. There is no point spending \$20 grand to make \$20 grand, but sometimes \$5,000 well spent can add \$20,000 to the end price.

It is also important on balance to keep in mind the overall condition of the property and it's general target market. There is nothing wrong with selling a 'renovator', in fact there is a market that finds

great appeal in buying a 'blank canvas', so we must also bear in mind that picking off just one item may only highlight the other parts that also need doing.

We are always happy to arrange quotes and coordinate these works for you prior to the property being listed as past experience has clearly shown that this pre-listing preparation brings best results for all parties concerned.

Please feel free if you would like **further information** on this subject to contact our Sales Department or your Property Manager.



Brisbane Quarterly Rental Review March 2015



"A typical Brisbane house rents for \$410 per week, which has remained steady over the first three months of 2015, however is 2.5 per cent higher than at the same time in 2014. Similarly, Brisbane unit rents have remained at \$390 per week over the March 2015 quarter, however unlike

houses, the Brisbane unit rental market has seen no rise in rents when compared to March 2014.

Across the individual product types, three bedroom (2.6 per cent) and four bedroom (3.5 per cent) houses were both renting for more in March 2015 than they were in

March 2014, while five bedroom house rents were unchanged over the 12 month period at \$600 per week.

In Brisbane, the only unit product type to record a change in advertised rental rates over the year were one bedroom units, where rents rose by 2.9 per cent to \$360 per week. Each unit product type recorded annual rental changes below the five year averages.

There was some variation across Brisbane's individual sub-regions with annual rises as high as 3.5 per cent for Redcliffe and Southeast Outer Brisbane houses, while the weakest performing rental market over the year was Inner Brisbane units, where rents fell by -2.1 per cent over the year which can likely be attributed to the increasing stock availability across the sub-region."

Source: CoreLogic RP Data

Median Rent Data for January – March Quarter 2014/2015

Suburb	FLATS				TOWNHOUSE				HOUSES			
	1 Bed		2 Bed		2 Bed		3 Bed		3 Bed		4 Bed	
	14	15	14	15	14	15	14	15	14	15	14	15
Balmoral / Bulimba / Hawthorne	210	230	350	360	315	375	400	400	400	420	510	560
Cannon Hill / Norman Park / Morningside	260	300	375	400	405	420	495	500	480	485	695	700
Camp Hill / Carina / Carindale	300	260	360	370	390	380	451	450	460	450	550	570
Coorparoo	280	285	360	360	390	400	475	500	455	455	620	550
East Brisbane / Kangaroo Point	330	340	470	470	390	430	570	465	510	500	770	630
Greenslopes / Stones Corner	260	290	360	360	400	400	510	470	450	450	520	590
Murarie	n/a	n/a	n/a	n/a	n/a	n/a	485	500	430	425	560	650
Woolloongabba / Dutton Park	300	340	460	480	n/a	n/a	n/a	n/a	485	510	550	580
Wynnum	210	230	350	360	315	375	400	400	400	420	510	560



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