

PROPERTY NEWS



Rental Rate Growth at Lowest Point Since 2003

Rents across the combined capital cities have increased by only 1.7 per cent in the past 12 months.

According to CoreLogic RP Data, the annual rate of rental price growth has been recorded at 1.7 per cent for four consecutive years and hasn't previously been this low since June 2003.

Across the combined capital cities, rental rates are recorded at \$487 per week and have risen by 0.1 per cent over April, 0.7 per cent over the past three months, and by 1.7 per cent over the past 12 months.

Looking across the capital cities, in the past year Sydney and Hobart recorded the greatest increases in weekly rents.

Sydney rents increased 3.3 per cent to \$594, while Hobart rents rose 3.2 per cent to \$342.

Melbourne rental prices were up 2.3 per cent to \$446, Brisbane rents increased 1.9 per cent to \$435 and Adelaide rents rose by 1.2 per cent to \$369.

Rents have fallen in Perth, Darwin and Canberra over the past year.

Perth recorded a drop in rental prices of 4.2 per cent to \$479, Darwin

decreased 4.7 per cent to \$572 and Canberra rents fell 2.6 per cent to \$497.

CoreLogic RP Data research analyst Cameron Kusher said the 10-year average annual rate of rental growth is higher than the current growth rate in each capital city.

Mr Kusher said the slower pace of rental growth may be attributed to factors such as :

- a ramp-up in investment purchases resulting in an increase in rental stock
- an increase in housing supply that has also added to rental stock and
- a reduction in net overseas migration decreasing demand for rental stock

"With residential construction activity continuing to increase, particularly for inner city units, we would expect that the additional housing supply may result in an even lower rate of rental growth over the coming months," he said.

"This is likely to be most evident in the markets where the new unit supply is surging, being Melbourne and Brisbane and, to a lesser extent, Sydney."

Source: RPM

AUCTION RESULTS

1 Jun - 30 Jun SUMMARY

RESULTS REPORT



TOTAL SOLD	485 (40.3%)
TOTAL PASSED IN	638 (53.1%)
TOTAL WITHDRAWN	78 (6.6%)
TOTAL NO. AUCTIONS	1201

End of Financial Year Statements

To all our Property Owners: This months Statement will also be accompanied by your End of Financial Year Statement which will summarise all transactions throughout the 2014/15 Financial Year.

Please ensure you retain this for your Accountant as it provides integral information for your tax return.

Should you have any questions when you receive your EOFY Statement, please don't hesitate to call your Property Manager or Jeff Going (Rental Department Manager).

YOUR SUBURBAN NEIGHBORHOOD



■ You live here  
 ■ Constantly mows the lawn  
 ■ Pitbull-enthusiasts  
 ■ Garage rock band  
 ■ Creepy naked dude  
 ■ Regular people



You burn more calories sleeping than watching TV



# No Pic, No Pay – New Maintenance Procedure

We are constantly looking for ways to streamline our procedures, while at the same time delivering to our Property Owners the most comprehensive service possible.

In this endeavour, we are piloting an addition to our maintenance procedure, which we are hoping will benefit both our Property Owners and our Property Management Team.

We are proposing that whenever any maintenance is carried out, a picture of the completed works accompanies the invoice. This will provide several benefits.

It will confirm that the work has been completed. It will also illustrate the standard of work carried out, and in the case of smaller jobs remove the need for the Property Manager to have to re-attend the property and further interrupt the tenant to ensure that the job has been satisfactorily completed.

We are hoping that it will also assist if there is a need in the future for re-attendance to the job, to clarify the original scope of works, (e.g. In a part stair or deck repair).

**Please bear with us .....** There may be instances where it is not practicable to provide a picture of

**S&J McCROSSAN**  
**Plumbing & Gas Fitting**  
 Emergency & Maintenance work  
 ARN 21 988 957 980

Phone: 07 3342 3452  
 Fax: 07 3344 9617  
 Postal: 72 Sholley Street  
 SUNNYBANK QLD 4109  
 BSA: 734910  
 Email: sj.mccrossan.plumbing@gmail.com

**TAX INVOICE**

Billing To:  
**Maryanne Birch Real Estate**  
 141 Riding Road HAWTHORNE QLD 4170

Fax To: 3367246 – Hayley

Issue Date	Invoice No#	Work Order/Ref No#	Terms
26 June 2015			Month End/30 DAYS

DESCRIPTION – SCOPE OF WORKS	AMOUNT
JOB SITE / RE: [REDACTED] Street Dulimba	
ITEM 1 • Supply and install new hand held shower in ensuite as requested. • Supply and install all material and labour.	
ITEM 2 • Supply new shower rose and installation. • Supply and install all materials and labour.	
Material & Labour Inc GST	\$ 160.00

Plumbers Lic No. 14383

Please note Direct Deposit information: S&J McCrossan Plumbing & Gasfitting CBA Account - BSB 064165 A/C 10237074	Total Including GST	\$ 160.00
	Balance Due:	\$ 160.00

**BEFORE:**



**AFTER:**



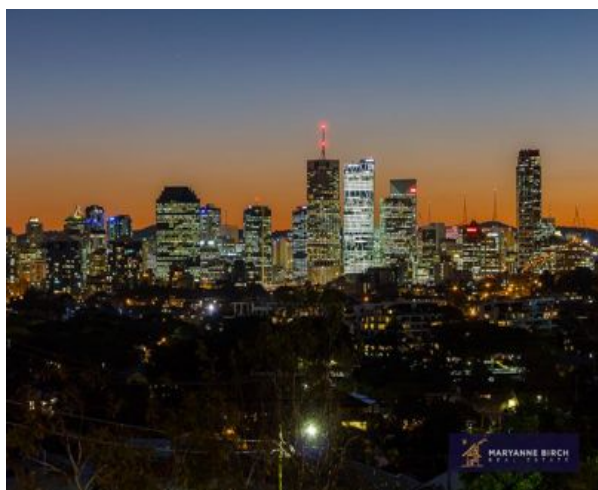
everything (e.g. Every aspect of a paint job, a blocked drain, a bond clean, or a smoke alarm check).

Also due to the nature of change, it may not occur in 100% of instances in the initial stages. We have already notified our regular contractors of this requirement, but as with any change, we think that a period of amnesty is realistic.

All in all though, we think this is a great addition to our service and also welcome your feedback.

## PROPERTY OF THE MONTH

**202/39 Forbes Street, Hawthorne**



### City Views You Can Touch!!

Treat yourself to the best New Financial Year investment available in Hawthorne. Due for handover before Christmas, this late release 2 bedroom unit is the last unit remaining in this sensational development. Enviably located, and with design and fitout by renowned HAL Architects, and full Depreciation benefits, this boutique complex will be a portfolio winner well into the future. Call our Sales Team today for more information.

<http://www.maryannebirch.com.au/2247026/>

## Best Practise Principal's Retreat

This Month, Charles and I attended this annual event.

I had been invited to be Part of a Guest Panel for a Property Management Q and A, and, as well as this the entire event delivered an amazing amount of invaluable information and sharing of ideas and practices by top performing agencies from throughout Australasia.

This was Best Practise's 25<sup>th</sup> year and it's membership is testimony to its longevity. KPIs from Best Practise are recognised throughout the industry as benchmarks on which we as agents can fully rely to compare our performance in all areas.

Instead of a lot of 'hype' which accompanies so many real estate events, this one is real people delivering practical information with the results to back it and I am proud to be a member and subscriber of this highly esteemed group.

- Maryanne Birch



**MARYANNE BIRCH**  
 REAL ESTATE