

Property Investor Report

Maximising your Capital Growth through Renovations and Refurbishments

Owning an investment property is like running your own small business. You have income (ie rent) and expenses (ie mortgage payments, maintenance, rates, and other fixed costs).

Investors also need to put thought into how they plan to maintain their capital growth by dealing with the accumulative effects of wear and tear.

All properties suffer the effects of age and regular use. Under Qld tenancy laws, tenants are not liable to remedy the effects of normal use or the aging of a property. This is up to the owner. (See insert for some examples).

Because these items are not 'urgent' repairs, some owners feel it is not necessary to attend to them.

Over time, however, the property can start to appear 'tired' and dated. We are finding that about 5-7 years is the average life span for such fittings.

Astute property investors understand that a property in a 'tired' condition will affect the capital growth of their investment. It also could prevent rental increases, as tenants won't pay more rent for an older-looking property when there are so many new properties available for rent.



At each property inspection, your Property Manager will assess its condition and make notes in the inspection report.

It is vital that you read these reports so that you are fully informed about the condition of your property.

The best time to attend to major refurbishments is between tenancies. When a tenant is due to move out, discuss with your Property Manager what can be done to keep the property looking 'fresh' and competitive. We deal with a variety of contractors who are able to quote and complete any job within a timely manner.

And don't forget to ask your accountant the best way to go about these refurbishments so that you can maximise your tax returns at the end of the financial year.

Examples of what will happen to a property over time:

- *Paint discolouration or disintegration*
- *Scuffed walls*
- *Worn & frayed carpets*
- *Deterioration of curtains and blinds*
- *Deterioration of fittings such as light fittings, bathroom fittings, kitchen & bathroom cabinets, etc.*
- *External—grimy house exterior and paths*

LEASED

CALENDAR
DATES FOR
APRIL

DISBURSEMENTS

Wed 5th April
Wed 12th April
Wed 19th April
Wed 26th April

Monthly Statement
Issued
Wed 26th April

OFFICE
HOLIDAYS

Fri 14th April
(Good Friday)
Sat 15th April
(Easter Saturday)
Mon 17th April
(Easter Monday)



Tues 25th April
(ANZAC Day)



LEASING REPORT

This month has seen a steady increase in the number of applications received into the office and another record total for our Northside team.

With the warm weather still lingering, applicants are keen to find a property that best suits their needs, and air-conditioning is always at the top of their list.

As Easter approaches we anticipate the applications to continue in high numbers, with the roll-out of our Online Application Form resulting in a great take-up rate by our prospective tenants.

STATISTICS FOR MARCH:

Northside: Total of 37 properties leased

Southside: Total of 20 properties leased

Office Vacancy Rate: 1.08%

ONLINE TENANCY APPLICATIONS ARE HERE !!!

This month we were excited to release our new ONLINE application form. Prospective tenants can now apply directly through the Solutions website, without needing to print or scan.

The form is very user-friendly and provides tenants with a convenient option to apply for one of our managed properties. They can even apply via their mobile device!



Our Owner clients directly benefit from this service, as it provides the ultimate flexibility to the tenant market to apply for properties with a minimum of fuss.