

# Property Investor Report



## TIME TO RELOOK AT BRISBANE PROPERTY

It's the question investors have been asking and industry commentators have been speculating on for months: when will it be a time to get back into the market?

**We think there are very encouraging signs that right now is the perfect time to invest in Brisbane. What is the data showing?**

House prices in Sydney have had steady increases since March. With the Brisbane market usually following southern trends by a few months, the signs have been there for some time that our local market is also set to improve.

CoreLogic latest daily dwelling values index, which tracks price movements across the five main capital city markets, confirms that thinking.

Brisbane had a 0.2% weekly increase which contributed to a very positive month-to-month increase of 0.45%. We believe the market is turning.

### Perception v Reality

Another important consideration is to look at Brisbane's historical housing values. In last month's newsletter we saw how the recent perception of a housing downturn in Brisbane doesn't reflect the reality of the situation. While it's true that the market experienced a dip in 2020 due to the pandemic, this was a temporary blip. In fact, Brisbane has seen steady growth in property values over the last decade, with the median house price increasing by over 25% between 2011 and 2021.

When you look at the facts, there is a compelling case for property investors to consider the Brisbane market. While the recent perception of a housing downturn may have spooked some investors, the reality is that the market has remained strong and is poised for further growth in the years to come.

### Why Brisbane?

Beyond the valuation data several other factors make Brisbane an attractive market for property investors:

- It's the third-largest city in Australia and has a growing population.
- It has a relatively low median house price compared to other major Australian cities like Sydney and Melbourne allowing investors to purchase at a lower entry point.
- Demand for rental properties remains very strong with record low vacancy rates.

From both a data and wider social perspective, Brisbane remains a very attractive option for investors looking to expand their portfolios.

In addition, with the economic experts agreeing it appears the RBA will not increase interest rates again in the near future, investors have some certainty in planning their property investment plans.

Whilst everyone's individual investment situation is different, we currently have a wide range of properties for sale. Feel free to contact us on (07) 3888 0098 to see which ones may fit your investment needs.

## IMPORTANT NOTICE FOR ALL LANDLORDS

### Change to rules surrounding Rent Increases

You may have heard the announcement last month by the Qld Government about limiting the frequency of rent increases.

**As of 1st July, a Lessor is not permitted to increase rent in a new lease if it was increased less than 12 months ago.**

This includes new tenancies - the first lease is considered a 'rent increase', so the rent cannot be raised for the first 12 months. This rule applies to ALL leases beginning on or after 1st July, including leases that have already been negotiated and signed to begin on or after 1st July. It also applies to rent increases that have been written into a 12-month lease, to raise the rent halfway through. If the rent increase occurs after 1st July and it was less than 12 months since the last increase, this term in the agreement is void and the rent must continue as per the first half of the lease.

We are consulting with advisors including the REIQ on how to best navigate through these new laws which were thrust upon the industry with no prior warning or consultation.

For more information - <https://www.rta.qld.gov.au/forms-resources/rental-law-changes/rent-increase-frequency-changes>

## DATES FOR MAY

### DISBURSEMENTS

Wed 3rd May  
Wed 10th May  
Wed 17th May  
Wed 24th May  
Wed 31st May

### STATEMENT

Thurs 1st June

### OFFICE HOLIDAYS

Labour Day  
Mon 1st May

## Lessor with a Heart of Gold

We would love to share a Good News Story about one of our amazing lessor clients whose property was left vacant after her mother was transitioned into aged care.

Instead of placing the property on the open rental market, the lessor asked us to find a DFV survivor who could use a helping hand and rent the property at below market rent.

She generously included most of the furniture that was left behind as they had no use for it any longer.

The great staff at **Beyond DV** put us in touch with a lovely young mum who had been living with her small child in transitional housing for several years.

Less than 2 weeks later, our excited tenant was collecting the keys to her new safe home - and she is overjoyed. Our kind landlord has changed the life of this young mum.

We know there are many lessors who would love to give back to the community like this client. If you are interested in helping, please contact Laura on (07) 3888 0098.



We handed out a welcome pack to our new tenant, courtesy of **ARVO Haircare** who supports DFV awareness