

Questus Realty Review

July/August 2016

Owner Newsletter

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Our Team strives for excellence in the property industry and we want to share our passion and knowledge with you.

Welcome

Welcome to our very first Questus Realty newsletter! We hope to keep you informed by providing you with current rental market updates, useful information and reminders for your investment property.

We will focus on a particular suburb each newsletter detailing its current market and demographic profile; it is also an insight to one of the many areas our Team manage.

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Message from the Team

Communicating with your property manager:

In order to keep the best communication with your Property Manager, please ensure you notify us of any change of email and mailing address or change in phone number.

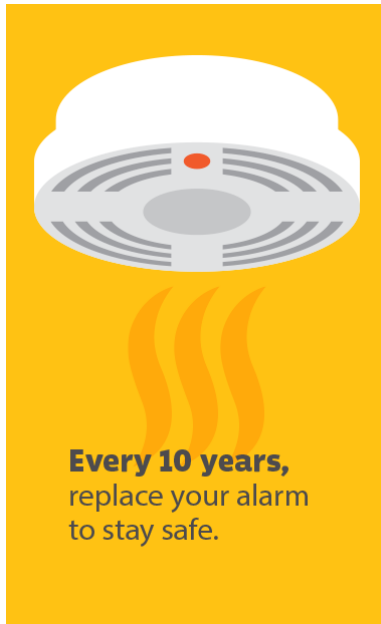
Our friendly staff are contactable via phone - in office or mobile and email if you wish to change any details.

NRAS Property Valuations:

The National Rental Affordability Scheme (NRAS) requires properties in the scheme must have an independent Market Rental Valuation completed at the end of the 4th and 7th years on the anniversary into the Scheme.

NRAS Properties activated into the Scheme during 2009/10 or 2012/13 it is due to have a Market Rental Valuation by a licensed independent valuer. Our team will ensure that the valuation is scheduled and carried out when due, for your convenience.





Source: Department of Fire and Emergency Service WA

Property Maintenance: Smoke Alarms

During the cold winter months more homes use heaters and open fires which are at higher risk of causing an accidental house fire.

"Since 1 October 2009, mains powered smoke alarms are required to be fitted in all existing residential buildings prior to sale and before a new tenancy agreement is signed. These requirements are now prescribed in the Building Regulations 2012." (Dept. Commerce May 2015)

By maintaining the smoke alarms in your investment property is not only important for the safety of your tenants but an untested/unmaintained smoke alarm could void your insurance if anything were to happen.

Our Team has reliable and affordable professionals that can visit and conduct an annual inspection, issue a certificate and any recommendations on your property regarding to test and replace any faulty smoke alarms.

Thinking of Selling?

Please advise your Property Manager as soon as possible if you are considering of selling your NRAS Property.

Our team will then notify AAHS (the approved participant) of the listing who will pass on the appropriate information to assist your selling agent regarding to sell with or without NRAS.



Rental market in Western Australia

The 2015-16 financial year saw home rental prices fall by 0.6% across the combined capital cities (Schlesinger, 7 Jul 2016).

Western Australia and Darwin have felt the pressure of the downturn in mining-dependent markets which have affected the State's rental prices.

According to Domain.com.au only 12 out of the 260 suburbs across Perth recorded a rise in median rents during the June quarter. Landlords in every other suburb have dropped rents to secure tenants (Robb, 2016).

Given the tougher rental conditions, landlords may wish to reach out to their Property Manager to discuss any considerations on ways to secure tenants. The decision is entirely yours to make however, considering accepting a request for family pets, negotiating a maintenance agreement on lawns and gardens or incentive on utilities/rent payments may stimulate a greater interest in your property.

Suburb Snapshot: Ellenbrook Attraction



Source: LWP Property Group

It is one of the most awarded urban development projects of the Perth Metropolitan. The suburb has a diverse demographic but mainly consists of established couples with children.

Ellenbrook is within close proximity to the stunning Swan Valley region and connected with public transport to Morley bus port and Bassendean railway station.

The suburb has been designed and developed in “villages” which have versatile types of living which includes family homes, units and apartments which surround the town-site.

These villages all have easy access to plenty of schools, parks, walk trails, community centers and much more

In total there are 8 Primary Schools and 4 Secondary Schools servicing the Ellenbrook area which is ideal for families with school aged children.

Market Trends:

The Census 2011 reported a dramatic growth in the number of people living in Ellenbrook, the total number of people living in Ellenbrook quadrupled from 2001 – 2011 which now sees the suburb have more than 16,200 people living in the area.

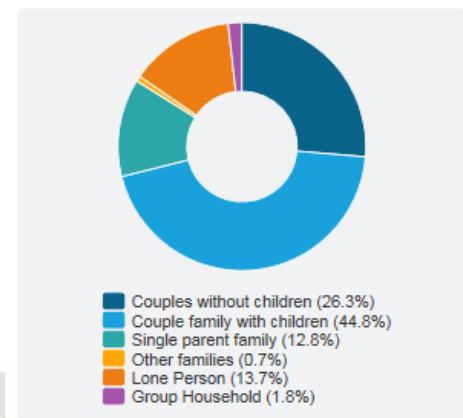
According to REIWA.com.au 24% of Ellenbrook Properties are owned as rental with a current median weekly rent (updated Jul 2016) is \$380.

Based on settled sales as at July 2016, the median house price for Ellenbrook is \$429,000 with units selling for a median of \$329,000 (REIWA, 2016).



Source: Google Maps

Ellenbrook Households



Source: REIWA.com.au

National Rental Affordability Scheme

All of our properties that we currently manage in Ellenbrook are listed as NRAS which has a large interest due to rents being advertised 20% below market rent.

The Scheme assists low-moderate income earners being able to afford rent and stimulates a large number of interests especially for families.

It is a Tax-effective Scheme that has an incentive paid out to investors after each NRAS Year (1 May-30 April).

If you have any questions about your incentive please contact your Approved Participant, AAHS.



Our Office

Our office is located in the heart of Subiaco

105 Railway Road
Subiaco WA 6008

PO BOX 1533
Subiaco WA 6904

References

- Robb, K. (2016). Domain.com.au. Perth rental market continues to collapse, as rents drop and vacancies soar. Retrieved from <http://www.domain.com.au/news/perth-rental-market-continues-to-collapse-as-rents-drop-and-vacancies-soar-20160713-gq44j0/>
- Schlesinger, L. (2016). Home rents in biggest annual fall in 20 years: CoreLogic. Australian Financial Review. <http://www.afr.com/real-estate/residential/home-rents-in-biggest-annual-fall-in-20-years-corelogic-20160707-gq0ntc>
- REIWA. (n.d.). Last updated 18 July 2016. Retrieved from <http://reiwa.com.au/wa/ellenbrook/6069/>

