

insight



Wagga Wagga Country Club

Sponsors Golf Day

H+D fielded two teams in the recent Wagga Country Club's Sponsors Day. Team One pictured above (L-R) Harold Bolitho, John Bittar, Lazetta Gaffney & Anthony Ivey all enjoyed the round with many a laugh through the competition. JB & Lazetta were later partnered for the Ambrose Event and finished with a very competitive score once the handicap was taken into account.

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1920

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Gen Ys save for investment, not home

A national survey of Generation Y first-time property investors has found 43 per cent are putting aside the Great Australian Dream of home ownership, opting instead to buy an investment property as their first purchase.

The Mortgage Choice 2011 First Time

Property Investors Survey shows 77 per cent of Gen Y respondents are making lifestyle sacrifices to achieve their goal, compared to 66 per cent of Gen X and Baby Boomers.

All generations agreed the top motivator to purchase an investment property was to set themselves up financially for the future, but 15% of Gen Ys said they were taking the first step into the real estate market with an

investment property because they could not afford the home they wanted.

Mortgage Choice spokesperson, Kristy Sheppard, said the findings called into question the concept of the Great Australian Dream for young people.

The Survey also found Gen Ys were more likely to buy property solo and the internet was the preferred source for researching their purchase.



OBLIGATIONS UNDER THE TENANCY AGREEMENT

Under the terms of the Residential Tenancy Agreement, the tenant has an obligation to promptly notify the landlord of any infectious disease or the presence of rats, cockroaches, fleas or other pests.

While the agreement does not clearly define who is responsible for the treatment of such pests, the landlord agrees to make sure the premises are reasonably clean and fit to live in.

A failure by the landlord to comply with this requirement would be in breach of the agreement.

In the majority of circumstances, the treatment of pests is the responsibility of the landlord.

The exception to this is where the actions of the tenant have attributed to the presence of the pests - such as failing to clean the premises on a regular basis or keeping an animal at the property.

As an agent, we need to assess each case on an individual basis so it can be determined who is responsible for the pest control treatment.



How do you know if it is a tenant or landlord market?

There are a number of factors that market researchers rely on to determine whether it is a tenant or landlord market. However, the most commonly referred to statistical data is the 'vacancy rate'.

vacancy rates are below 3 per cent. Above this level, it starts to turn into a tenants' market.

SQM Research recorded the national vacancy rate at 1.9 per cent, which represents a very difficult market for renters.

The data collected to determine the national vacancies rates was based on online rental listings that had been advertised for three weeks or more, compared with the total number of established rental properties.

The toughest market is Canberra at just 0.7 per cent, while the one that best favours tenants is Melbourne, which has a vacancy rate of 2.8 per cent. Sydney is recording 1.4 per cent, with the outer ring showing rates below 1 per cent. In some locations in Sydney's west, vacancies are almost non-existent.

It was also noted that many affluent suburbs or higher-priced rental properties were experiencing higher vacancy rates, such as 4.8 per cent, leading to landlords having to offer discounts to attract quality tenants. This further demonstrates the demand for affordable housing.

A similar trend was witnessed in the second half of 2008 when vacancy rates in some more expensive suburbs reached 10 per cent.

Our current vacancy rate is 1.2%, however, if you are interested in the vacancy rate for a postcode or suburb you can visit www.sqmresearch.com.au to assist with your research

In a recent article published by domain.com.au an expert in research, Louis Christopher, Managing Director from SQM Research, commented that "In almost all locations around the country, renters are facing an uphill battle in finding affordable accommodation".

So...how do you know if it is a tenant or landlord market?

Overall, a market that favours landlords is said to exist when

Ha Ha!



We interrupt this football match to urge all the married men out there to look deep into your wife's eyes and tell her that you love her, and assure her that she makes you the happiest man in the world. This would also be a good opportunity to tell her there will be a 2-week break in-between the football and cricket seasons where you can be together!

Rental Market Update

Messenger Avenue	Boorooma	\$330pw
Headley Place	Koorinal	\$525pw
Kennedy Avenue	Koorinal	\$240pw
Endeavour Street	Koorinal	\$310pw
Langdon Avenue	Central	\$230pw
Nardoo Street	Glenfield	\$260pw
Evans Street	Central	\$190pw

Residential Sales Update

Gurwood Street	Central	\$410,000
Warambee Street	Glenfield	\$418,000
Scott Street	The Rock	\$245,000
Ceduna Street	Mt Austin	\$230,000
Queen Street	Yerong Creek	\$18,500
Matheson Place	Estella	\$353,000
Crampton Street	Central	\$240,000

BRAND NEW

Investment Opportunities



- 40 Bradman Street, Boorooma** 4 Bed | 2 Bath | 2 Car
- It's **BRAND NEW**, four bedrooms on a **BUDGET**.
 - Modern design, quality inclusions, two living areas.
 - Ensuite and walk-in-robe off master, ducted heating & cooling.
 - Nearing completion, stamp duty savings, **WHAT A BARGAIN!**
- RENT POTENTIAL**
\$400 - \$420 pw
- Price:** \$377,000



- 4 Bindari Street, Glenfield** 4 Bed | 2 Bath | 2 Car
- Huge modern home with natural light - loads of living space.
 - 3 living areas! Family living, formal lounge & activities room.
 - Ducted heat&cool, great outdoor entertaining overlooking yard.
 - Close to shops & parks, it's brand new and waiting for you!
- RENT POTENTIAL**
\$430 - \$450 pw
- Price:** \$399,000



- 32 Bradman Street, Boorooma** 3 Bed | 1 Bath | 2 Car
- Occupy or Invest, **BRAND NEW HOME** will take some beating.
 - Quality inclusions, two living areas, low maintenance living.
 - Builder will **GUARANTEE** rent for 12 months at \$370 per week.
 - DO WE HAVE YOUR ATTENTION YET!**
- RENT POTENTIAL**
\$370 - \$380 pw
- Price:** \$345,000



- 4/75 Barrima Drive, Glenfield** 2 Bed | 1 Bath | 2 Car
- Looking to downsize or invest in Brand New? Look no further.
 - Modern interiors, large living areas, community titled, no strata.
 - Stunning kitchens, spacious design, private courtyards & more!
 - Three unique villas showcasing low maintenance living!
- RENT POTENTIAL**
\$300 - 320 pw
- Price:** \$299,000

Currently under construction

Lot 166 Brooklyn Drive, Bourkelands	4 bed 2 bath 2 car	\$389,000	Rent Potential \$430 - \$440 pw
Lot 816 Brooklyn Drive, Bourkelands	4 bed 2 bath 2 car	\$479,000	Rent Potential \$480 - \$500 pw
Lot 806 Pinnacle Place, Estella	4 bed 2 bath 2 car	\$395,000	Rent Potential \$430 - \$450 pw
Unit 1/17 Heydon Avenue, Turvey Pk	3 bed 2 bath 2 car	\$385,000	Rent Potential \$420 - \$440 pw
Unit 2/17 Heydon Avenue, Turvey Pk	3 bed 2 bath 2 car	\$409,000	Rent Potential \$430 - \$450 pw

Advantages of buying NEW

- Rental guarantee by builder for 3 months.
- Higher rents achieved from excellent qualified tenants.
- Stamp duty savings, pay no stamp duty when buying off the plan.
- Greater depreciation benefits when buying NEW.
- 7 years Home Owners Warranty

To maximise your investment - **BUY NEW**

Contact: John Bittar 0409 880 002 & Helen Woodhouse 0437 169 446



KOORINGAL - \$299,000

- Generous living areas with good sized bedrooms.
- Ensuite to main, math bathroom, good sized internal laundry with extra shower & toilet, dble carport.
- Ducted heat/cool, wood heating, cathedral ceilings.
- Kitchen with new appliances & ample bench space.

Karen Brill - 0404 848 466



GLENFIELD - \$369,000

- Immaculately maintained, presents like NEW.
- 4 bedroom, 2 bathroom, 2 car garage.
- Large WIR, superb ensuite with spa.
- Large family room, sep. lounge & dining, well appointed kitchen. Large shed with mezzanine

Helen Woodhouse - 0437 169 446



SPRINGVALE - \$765,000

- Generously proportioned family home on 5 acres.
- 5 bedrooms, two bathrooms, garaging for 5 cars.
- 6th bedroom with bathroom or granny flat.
- Three large living areas, sep. dining, kitchen with granite benchtops. Lots of natural light throughout.
- Large outdoor entertaining with inground pool.

Sue Newbigging - 0418 693 626



CENTRAL - \$529,000

- Character, style & yesteryear charm on top of the hill.
- Just minutes to schools & the CBD, prime real estate.
- Three bedrooms, one bathroom, 2 car accom.
- Country kitchen, great living areas inside & out.
- So many features, you have to inspect to appreciate.

Karen Brill - 0404 848 466



COOLAMON - \$AUCTION

- Set on 7 acres and split into six titles. Opportunity!
- 4 bedrooms plus ensuite off main. 9ft ceilings.
- Large formal lounge with fireplace, adjacent formal dining. Well appointed kitchen, walk-in-pantry. Ducted cooling with gas bayonet as well.
- Family room, screened entertaining area, sheds.

Anthony Ivey - 0448 212 113



CENTRAL - \$565,000

- Sought after location close to the main street.
- 4 bedrooms, 2 new bathrooms, WIR & ensuite.
- Spacious kitchen & meals area or family room.
- Separate warm north facing lounge room.
- Glass doors open to outdoor rear verandah.
- Three car garage at rear, concrete floor & power.

Sue Newbigging - 0418 693 626



TOLLAND - \$AUCTION

- Neat as a pin, nothing to do, perfect starter.
- 3 bedrooms, brick veneer, one bathroom.
- New floor coverings throughout living areas.
- Functional kitchen, freshly painted throughout.
- Ducted cooling, wood heating. Single garage.

Helen Woodhouse - 0437 169 446



ASHMONT - \$249,000

- Nothing to do - just move in. 3 bedrooms, 1 bathroom.
- Freshly painted and carpeted throughout.
- Ducted evaporative cooling plus split system.
- Plenty of space inside and out, great yard with side access for boat, trailer or caravan. Solid brick!

Karen Brill - 0404 848 466



MOUNT AUSTIN - \$279,000

- Totally renovated home that oozes style & comfort.
- 3 bedrooms, 1 bathroom, tandem length carport.
- Spacious light filled open plan kitchen meals living.
- Outdoor relaxation area, beautiful shady rear yard that captures northern sun. Polished floors.
- R/C heating/cooling & gas bayonet.

Kerri Rex - 0413 565 589

As a valued client of Hore+Davies Real Estate we are pleased to offer you a **10% Discount** on the commission for the sale of your investment property or home



To take advantage of this wonderful offer simply phone our sales team on 02 6922 2900.



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