



Property Management News

January 2019



BUSHFIRE SEASON IS ON US AND 8 IN 10 OWNERS ARE UNINSURED

As Australia enters the disaster season, landlords and Property Managers should make sure they are ready should Mother Nature unleash her wrath.

Drought conditions, unseasonably warm weather, below-average and above-average rainfall in parts of the nation have heightened the risk of bushfires. The season has started in southern Queensland, northern WA and in the north and west of NSW, many other parts of the country will also brace for fires.

Despite the risk facing much of the country, the Insurance Council of Australia has revealed that it is likely that eight in ten households are uninsured against bushfires.

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The risk of cyclones, storms, floods and bushfires soars between November and April – often leaving devastating damage bills in their wake. It is estimated that natural catastrophes cost the Australian economy \$9 billion each year and this is expected to more than treble by 2050 to \$33 billion per year, according to the Australian Business Roundtable for Disaster Resilience and Safer Communities.

Heed the sage words of Scouts across the globe and “be prepared”. Advice on how to prepare a property for natural disasters (bushfire, flood, storms and cyclones) and what to do in the event of a disaster can be found on your State/Territory emergency websites.

OLD OR NEW PROPERTIES – WHAT'S THE BEST INVESTMENT?

It can be quite a daunting task to try and evaluate what property to buy when building up your investment portfolio. Do you buy new properties or old properties?

Do you buy a unit or a house? Do you buy in an established area or a new development?

Of course all of the answers to these questions can only be answered by your personal preferences but there are a couple of important things to remember when entering the property market for investment purposes:

- Always buy a property that other people would want to move into, in an area that they would want to buy or rent. Of course remember how you present your property determines the type of tenant you will attract. Tenants will be attracted to a property that presents value for money, has security, in a good location, is clean, has good sized bedrooms, low maintenance and offers heating or cooling facilities with off road parking.
- Always do your research beforehand. Use statistical information to find high growth areas and look for high rental yields in your price range. Identify the potential returns on your investment and ensure it covers your loan repayments.



- Try and buy in a suburb that is experiencing a growth spurt rather than buying at the peak of the growth.
- Don't buy a property that needs a lot of upkeep.
- Your investment should be tax effective and provide you with good depreciation costs.
- If you have more than one property in the same area, it may be prudent to have one property manager making the process easier and more streamlined.



The best reputation in real estate

Important note: Clients should not rely solely on the content of this newsletter. All endeavours are made to ensure the content is current and accurate however, we make no representations or warranties as to the accuracy, reliability, completeness, or currency of the content. Readers should seek their own independent professional advice before making decisions.

R&W

As we helped you reached your property goals in the past years, we too traversed several milestones. This New year let us raise a toast to those wonderful journeys and be hopeful about many more to come.



Happy New year
2019!

Hendra Wijaya
Principal

Recent Rentals

- 503/165 Maroubra Road, Maroubra
\$770 pw – 2 Bed, 2 Bath, 1 Car Park
- 72 Maroubra Road, Maroubra
\$1,100 pw – 5 Bed, 3 Bath, 2 Car Park
- B606/2 Muller Lane, Mascot
\$680 pw – 2 Bed, 2 Bath, 1 Car Park
- 2309/18 Park Lane Chippendale
\$730 pw – 1 bed, 1 bath, 1 car Park

Recent Sales



208/108 Maroubra Road, Maroubra
\$750,000
Bed 2, Bath 2, Car 1



301/717 Anzac Parade, Maroubra
\$630,000
Bed 1, Bath 1, Car 1



7309/2 Cullen Close, Forest Lodge
Under Offer
Bed 1, Bath 1, Car 1