



Property Management Newsletter

November 2018

Holiday preparations

Many people have now organised their end of year holidays. And while the excitement of barbecues, days at the beach and sinking into a good book has people tearing pages off the calendar in anticipation, there are some housekeeping matters to take care of before the car is packed - especially for property investors.

1) Repairs and maintenance

Many tenants will be enjoying a well-earned break over the holiday season as well, which means they'll have time up their sleeve to get around to reporting issues with their property.

"The holiday season is commonly a time when tenants decide to raise issues about repairs," said LJ Hooker's Head of Property Management, Amy Sanderson. "Some tenants prefer be at home, rather than work, when tradespeople visit, which is why the end of the year is a popular time for reporting issues."

"It can be difficult sourcing tradespeople over the Christmas break, but your LJ Hooker property manager has a strong understanding of who is available and reputable over the holiday period."

Ms Sanderson said: "It's always a good idea to address small damages and maintenance tasks before they become a big problem. The holiday period can be a convenient time to catch up on all the needed work."

2) Provide contacts

If you're going away for an extended period, it's best to let your property manager know how to contact you, especially in the case of emergency repairs. "If you're lucky enough to be holidaying abroad, in another time zone, let the property manager know so they only contact you in emergency situations," said Ms Sanderson. An alternative is to provide the contact details of an agreed family member or friend who is staying at home who can liaise with your property manager, if necessary.

3) Vacancy

Many tenants give notice to vacate over the holiday period, coinciding with starting new jobs and the new school year. If your property is vacant over the holidays, review other properties that are on the market comparable to your own. Talk to your LJ Hooker property manager to understand how you can best showcase your investment property, considering rental price, presentation and marketing tactics.



4) How is your property performing?

Have market conditions in your area changed over the last 12 months? Your property manager is best placed to provide you with the market knowledge to make informed decisions, future-proofing your property for 2019. Touch base with them today to ensure 2019 is a rewarding year for your investment portfolio.

5) Season's greetings

Australia is a multicultural country where many people celebrate the holiday season, while many don't. In any respect, an end-of-year card or message with well-wishes can resonate with your tenant and possibly encourage them to renew their lease. This is an easy way of endearing yourself to your tenant.

The LJ Hooker Foundation

Make a difference and donate today!

Visit foundation.ljhooker.com.au

LJ Hooker Foundation



Proudly Supporting
**CYSTIC
FIBROSIS**
Australia



Humpty Dumpty
Foundation

LJ Hooker

ljhooker.com.au

Residential | Commercial | Rural | Home Loans

How are rents in regional property markets?



We often hear how the rental market is performing throughout the nation's populous metropolitan markets areas, but what are investments like in regional areas, where governments are encouraging population growth and decentralising services? The below table shows CoreLogic data for the 12 months to the start of July.

Region	HOUSES		UNITS	
	Weekly Asking Rents (\$)	Yield (%)	Weekly Asking Rents (\$)	Yield (%)
Hunter (NSW)	400	4.0	370	4.6
Illawarra (NSW)	480	3.6	420	3.9
Richmond-Tweed (NSW)	500	4.6	420	5.1
Gold Coast (Qld)	550	4.4	420	5.1
Sunshine Coast (Qld)	490	4.2	400	4.9
Far-North (Qld)	395	5.3	300	6.9
Northern Territory*	480	5.7	380	6.2
Yorke Peninsula (SA)	255	5.5	220	4.3
Barwon (Vic)	360	3.6	300	4.3
Gippsland (Vic)	280	4.3	230	4.5
Pilbara (WA)	420	8.6	295	12.8
Northern (Tas)	300	5.2	255	5.3

*Denotes all areas in the Northern Territory outside Darwin's city boundary.

Last chance for holiday prizes



Home owners have only until the end of November for a chance to win an iconic holiday as part of LJ Hooker's 90th birthday celebrations.



Until November 30, anyone who has a market appraisal of their property with LJ Hooker has the chance to win one of nine luxury holidays for two people to an iconic Australian destination, valued at \$10,000 each.

A market appraisal is the first step in any property journey. An appraisal allows a specialist to provide an evaluation of a property's worth, insights into what improvements could be done ahead of listing, and the features to best promote to increase buyer enquiry and, potentially, attract a premium result.

Until November 30, any owner who has an appraisal of their property will receive a single entry into the randomly selected prize draw. If that person decides to list their property for sale with LJ Hooker up to November 30, they will receive an additional five chances to win. Contact your local LJ Hooker team today to find out what your property is worth.

For more information, visit 90years.ljhooker.com.au

Disclaimer. This newsletter does not necessarily reflect the opinion of the publisher. It is intended to provide general news and information only. While every care has been taken to ensure the accuracy of the information it contains, neither the publishers, authors nor their employees, can be held liable for inaccuracies, errors or omission. Copyright is reserved throughout. No part of this publication can be reproduced or reprinted without the express permission of the publisher. All information is current as at publication release and the publishers take no responsibility for any factors that may change thereafter. Readers are advised to contact their financial adviser, broker or accountant before making any investment decisions and should not rely on this newsletter as a substitute for professional advice. © LJ Hooker Corporation Limited.