

Property Management Newsletter

September 2018

Spring cleaning for fire season

Many of us will be using the start of September to get rid of the mould, wash summer clothes that have gathered dust in the cupboard, and peel back the pool cover. But this motivational clean - a symbolic farewell to autumn and winter - should also include preparation for fire season.



Fire season won't be far away for some areas of Australia. So while you're putting away the heavy doonas for the warmer months, why don't you also consider taking a look around the outside of your home at the same time.

The NSW Rural Fire Service has prepared some tips for wherever you are in Australia, below:

- Clean your gutters of leaves and twigs;
- Install metal gutter guards;
- Repair damaged or missing tiles on the roof;
- Install fine metal mesh screens on windows and doors;
- Fit seals around doors and windows to eliminate gaps;
- Enclose the areas under the house;
- Repair or cover gaps in external walls;
- Attach a fire sprinkler system to gutters;
- Keep lawns short and gardens well maintained;
- Cut back trees and shrubs overhanging buildings;
- Clean up fallen leaves, twigs and debris around the property;
- Have hoses long enough to reach around your house;
- If you have a pool, tank or dam, put a Static Water Supply (SWS) sign on your property entrance, so firefighters know where they can get water;
- Check and maintain adequate levels of home and contents insurance. Ensure it is up to date.

How are rental markets faring?

Across Australia, data shows differing rental conditions across the nation's capital cities.

Investors are enjoying the highest returns in Hobart where unit asking prices are returning indicative yields of 5.5%. There has been a wave of landlords shifting to the short-term letting pool in Hobart in response to Tasmania's surging tourism profile. Landlords who have remained in the long-term letting pool are subsequently enjoying the best returns of all capital cities with an under-supply of rentals. Property prices may have moderated in the largest markets of Sydney and Melbourne, but the prolonged period of high-paced growth witnessed in previous years, has still kept a lid on rental returns.

City	Median House (Asking Rent)	Indicative Yield	Median Unit (Asking Rent)	Indicative Yield
Adelaide	\$365 p/w	4.2%	\$315 p/w	4.3%
Brisbane	\$415 p/w	4%	\$380 p/w	4.8%
Canberra	\$550 p/w	4.2%	\$440 p/w	5.1%
Darwin	\$515 p/w	5.4%	\$383 p/w	4.4%
Hobart	\$403 p/w	4.9%	\$340 p/w	5.5%
Melbourne	\$430 p/w	3%	\$410 p/w	4%
Perth	\$350 p/w	3.6%	\$320 p/w	4.2%
Sydney	\$550 p/w	2.9%	\$535 p/w	3.9%

Table 1 - (Source - CoreLogic)

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LJ Hooker celebrates 90 years of innovation



On September 20 1928, 24-year-old Sir Leslie Joseph Hooker opened the doors to a modest real estate agency in Maroubra with big plans. He went on to become the founder of the largest real estate company in the Southern Hemisphere.

This month, again on September 20, LJ Hooker agencies in every Australian state and territory are inviting their customers to celebrate LJ Hooker's 90th birthday with them.

Our founder famously said: "Real estate is not about property, it's about people". That's why our 90th birthday celebrations will commemorate the hundreds of thousands of sellers, buyers, investors and tenants over multiple generations who have entrusted a business with family values to guide them on their real estate journey.

LJ Hooker's rich history can be attributed to its ethos to innovate. As our customers' expectations of real estate have changed, so have we. Whether it has been introducing our brand to different communities by pioneering franchising in Australia, to helping sellers optimise the digital environment via LJ Hooker Boost, we've been making sure our customers' experiences are like no other.

In keeping with our evolution, LJ Hooker has also reinvigorated its branding to mark 90 years. The new, contemporary design represents its modern approach to real estate, as well as honouring its 90-year legacy.



In celebration of its leadership in real estate, LJ Hooker will be offering nine people the chance to win holidays to iconic Australian destinations, valued at \$10,000 each.

Between September 1 and November 30, anyone who has a market update of their home will receive one entry into the draw. In addition, anyone who lists their property for sale with LJ Hooker will receive an additional five entries to win one of the nine prizes.

For more information visit ljhooker.com.au/90-years



90 Years of Innovation...

2010s

Digital leader e-Learning, Apps
Facebook pioneer

2000s

Leader in corporate giving
Indonesia expansion
Google & e-Book pioneer

1990s

Web & CRM pioneer
Chinese & New Zealand expansion

1980s

Major homebuilder: #1 in Australia, #5 in USA
Nobody Does It Better marketing campaign

1970s

Leader in Corporate Social Responsibility
Property technology pioneer

1960s

Pioneer in franchising & shopping malls
Australasia's largest landowner

1950s

REIT pioneer
Australia's #1 agency

1940s

Staff training leader
First real-estate IPO
Survives through WWII

1930s

Auction pioneer
Survives through the Great Depression

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