

**FROM OUR PROPERTY  
MANAGEMENT TEAM**

**Only 11 weeks until  
the festive season...**



**START PLANNING NOW!**

Can you believe it! It seems like only a couple of months ago that we took time off work and enjoyed catching up with our family and friends for Christmas. If you are anything like the average Australian family you will not have thought about buying presents, as many leave it until the Christmas rush in the last week. However, with the current economic climate and financial pressures placed on families, it may be a good idea to start planning your present list now. Put a little extra away each week or even consider the old-fashioned lay-by system. When you are out shopping, start looking for special offers to reduce that large shopping account in December.

**IMPORTANT:** This is not advice. Clients should not act solely on the basis of the material contained in this newsletter. Items herein are general comments only and do not constitute or convey advice per se. Every effort is made to ensure the contents are accurate at the time of publication. Clients should seek their own independent professional advice before making any decision or taking action. We take no responsibility for any subsequent action that may arise from the use of this newsletter. **Published by THE PPM GROUP - [www.ppmssystem.com](http://www.ppmssystem.com)**

## 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'.

In a recent article published by [domain.com.au](http://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 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 **.02%**, however, if you are interested in the vacancy rate for a postcode or suburb you can visit [www.sqmresearch.com.au](http://www.sqmresearch.com.au) to assist with your research.

P.T.O. >

### **IN THIS ISSUE**

- How do you know if it is a tenant or landlord market?
- A review of your home insurance
- Credit-card holders beware
- Properties Recently Rented & Sold



## A review of your home insurance



Home insurance is the most important protection that you can have for your investment property. If damage occurs from an unexpected fire, storm, flooding or burglary, you want to have peace of mind that you are financially covered.

In reviewing your home insurance we have taken the time to list some thought provoking questions:

Is your property adequately insured? If your property was destroyed could you rebuild the property to the same standard?

Is your property overinsured? Remember, you do not need to insure the land value. If you purchase a property for \$500,000 it is going to include a portion of land value.

Do you know what is considered building and what are contents within the property? Insurance companies may classify these differently, which can affect the insurable value for the building or contents. You need to find out what an air-conditioner, carpets, blinds, light fittings, security systems, etc. fall under.

Some insurance companies have a limit on how long they will cover a home while it remains vacant. Is your property covered if it is vacant?

We strongly recommend that you discuss these questions and ask further questions of your insurance company or broker to ensure that you are adequately covered. ■



## Credit-card holders beware!

If you have purchased anything on your credit card recently for less than \$35 you will have noticed that you no longer have to enter a pin or sign for the transaction... and the banks are promoting this as a secure transaction.

Banks are prompting cardholders to take care and if the card is lost to notify them immediately so that you will not be responsible for any unauthorised transactions.

So from now on you will need to take care. If you have not been checking your credit-card statement each month now is the time to start doing so.

There have been many reported cases of one-off transactions being taken from cards, even when they don't have your credit card, but have sourced your card number. ■

## Properties Recently Rented!

Keeping you updated on the local rental market

### HOUSES

129a Beresford Rd Greystanes  
11 Wallan St Pemulwuy  
27 Pugh St Pemulwuy  
15 Munro St Greystanes  
589c Merrylands Rd Greystanes  
44 Bolaro Ave Greystanes  
43 Bombala St Pendle Hill  
7 Hopkins St Wentworthville  
125 Fullagar Rd Wentworthville  
12 Oatlands St Wentworthville

### UNITS

6/221 Dunmore St Wentworthville  
28/132 Station St Wentworthville  
9/211 Hawkesbury Rd Westmead

## Properties Recently SOLD

Keeping you updated on the local sales market

183 Gardenia Pde Greystanes  
80 Gipps Rd Greystanes  
2/20 Ettalong Rd Greystanes  
77 Jersey Rd Sth Wentworthville  
70 Bombala St Pendle Hill  
9/24-46 Sheffield St Merrylands  
59 Cooma St Greystanes

# NEWS Flash!

Property Manager at the Greystanes office Gayle Nast has left our company to join her husband working in Papua New Guinea. Gayle will be missed by all and we wish her all the best for her new adventure.

We are pleased however to announce the appointment of Dianne Jackson as Gayle's replacement. Dianne comes to our company with over 6 years Property Management experience. I am sure you will help us welcome Dianne on the team.