

# Property Investor Report



## Government Chips in to Insulate Homes

### *How Investors can take advantage too*

Homeowners will receive up to \$1600 to install ceiling insulation, while investors can receive a \$1000 rebate, as part of the Rudd Government's economic stimulus package.

The insulation scheme is part of a \$42 billion stimulus package announced that also includes direct cash payments to millions of families, and large investments in schools and infrastructure.

All Australian owner-occupiers who don't already have ceiling insulation will be able to access free supply and installation of insulation – up to \$1600 – through the program.

**Landlords will be able to access an increased rebate of up to \$1000 to install insulation in their rental properties, under the existing Low Emissions Plan for Renters.**

"Once installed, households could save around \$200 per year on their energy bills, as well as improve the comfort and value of their homes," Rudd says, adding that the scheme will reduce greenhouse gas emissions by around 49.4 million tonnes by 2020 – the equivalent of taking more than 1 million cars off the road.

He says the program is also de-

signed to support jobs during a severe global recession. The free insulation scheme for owner-occupiers starts from July 1, although qualifying homeowners who install insulation in the meantime will be able to claim reimbursement once the program commences.

**The \$1000 rebate for investors is available immediately.**

The Government also announced that its Solar Hot Water Rebate would be increased from \$1000 to \$1600.

*Source : Property Investor (7 February 2009)*

## Queensland Housing Figures

The latest housing figures for Queensland showed an increase in median house prices in the December quarter in the state's coastal and southern regions.

The Real Estate Institute of Queensland (REIQ) statistics showed that regional centres from Bundaberg to Townsville recorded rises of between 1.5 to 2.9 per cent over the December quarter, while in southern regional Queensland the Southern Downs, the Scenic Rim and Dalby recorded growth of between 4.2 to 6.7 per cent.

The southeast experienced small declines in median house prices which the REIQ attributed to an increase in affordable house sales as first-home buyers returned to the market.

*Source: Australian Associated Press (3 October 2009)*



## Leased in March



ADDRESS	DETAILS	RENT	
David St	1-bed townhouse	\$270	(new)
David St	1-bed townhouse	\$270	(new)
Woodrose Rd, Morayfield	3-bed townhouse, SLUG	\$275	(incr \$5)
Camryn Ct, Kallangur	2-bed townhouse, single carport	\$280	(incr \$10)
Koel Ct, Warner	Brand New 2-bed Duplex	\$280	(new)
Grosvenor Tce, Deception Bay	3-bed, single carport	\$280	(new)
Braheem St, Morayfield	4-bed, ensuite, DLUG	\$325	(incr \$5)
Koel Ct, Warner	Brand New 3-bed Duplex, DLUG	\$340	(new)
Outlook Ct, Kallangur	4-bed, ensuite, DLUG	\$370	(same)
Barbour Rd, Bracken Ridge	4-bed, ensuite, DLUG	\$390	(same)



### Calendar Dates for April



#### Disbursements

Mid Month-  
Wed April 15

End of Month-  
Wed Apr 29

Office Holidays  
Good Friday  
April 10  
Easter Monday  
April 13

### From Norma...

Hi Everyone,

I have been very busy getting to know your properties on my routine inspections and look forward to chatting to those of you with whom I have not spoken as yet. If you have any questions from your inspection reports please feel free to contact me.

May I also ask you to please phone or email me if you have changed any of your contact details so our records are up to date.

On behalf of the solutions Team I would like to wish you all a happy and safe Easter.

Norma Fleming  
Senior Property Manager  
norma@solutionsproperty.com.au

## Water Usage—UPDATE

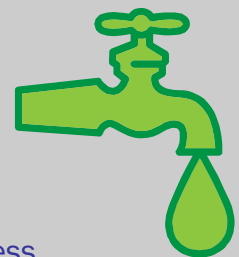
Well, it has taken a couple of months but we have finally established a procedure for charging tenants for water on a regular basis.

We have started sending out invoices to tenants, and from next month some of you will notice credits for water payments in your monthly statements.

If your tenants are paying for all water consumption, you should expect to be reimbursed every 4-6 months, depending on when we are able to read the water meters. If your tenants are paying for excess only (most properties will fall in this category), then you should expect a payment only if the water consumption has been excessive (ie over 200kl per year).

Charging your tenants for water throughout the tenancy, rather than waiting until they vacate the property, will make them more aware of the water they are consuming and encourage them to use less. It also means that you will be payed back for water consumption more regularly.

This is something that not many managing agents are doing, and is another reason why our service is above and beyond our competitors.



Laura Valenti  
Managing Director