

# Property Investor Report



## Pets at Rental Properties



### INSIDER

with Michael Matusik

Australia has, purportedly, one of the highest per capita pet owning communities in the world. Pet ownership is on the rise, yet, according to the RSPCA, more pets are being given up because they are increasingly banned from rental accommodation—not just apartments or townhouses, but detached homes as well. With two-thirds of us now owning a pet, demand for pet-friendly accommodation will continue to grow and along with it, compelling reasons for landlords to accept our furry companions.

In short, pet owners can make responsible and reliable long-term tenants and, with a well-managed pet-friendly policy, can potentially improve profitability, broaden the pool of prospective tenants, lower vacancy rates, reduce tenant turnover, and even attract buyers. Here's how:

We know that many landlords don't want pets in their rental properties and most body-corporate by-laws don't allow them. Interestingly, our research has found that it can take twice as long to resell a residential property that does not allow pets, compared to a similarly priced one that does. Other positives are higher rents and longer leases. Up to 15% more rent can be achieved for pet rentals (the average being 10%), with tenants often signing two year leases, as compared to a standard 12 month lease.

With vacancy rates for residential property at levels considerably higher than have been reported of late—4.6% in Queensland—there remains significant competition in the market place for the rental dollar. To increase their share of the rental market, landlords and property owners would do well to consider reports of some rental agents that up to 70% of their rental enquiry seek accommodation that allows pets.

Another consideration—our population is aging, and companion animals will become even more important to older, single people. As our population ages, the number of pets will increase. Pets are good for us. They are a part of our families, and as sad (or great, depending on one's perspective) as it may be, half of Australia's pet owners consider their pet to be their child. Thus, restricting pet ownership is likely to have a major impact on not only the rental appeal of real estate, but also the saleability.

Developers and investors are becoming more aware of these needs and the potential benefits of accommodating them, especially when it comes to pets living in apartments. One thing that can be done is consider more appropriate by-laws. For those complexes that allow pets, but have a weight rule—often under 10kg for dogs or cats (damn big cat, if you ask me!)- it makes far more sense to consider individual cases on their own merits. A yappy terrier, for example, creates more noise than a Great Dane—and I know which one I would prefer to have as my neighbour....

Article from *The Courier-Mail*  
July 10, 2010

### 'Pets or No Pets.....??'

I am often asked my opinion on allowing pets at rental properties, which is a tricky question because every property is different and every property owner has different experiences with pets (some good, some not so good).

To determine if a pet is going to be well-behaved, you don't need to look any further than the pet's owners. Our experience shows that a good tenant who keeps a property in good condition will have an equally well-behaved pet which knows its place and will not cause damage to the property.

Therefore, careful reference checks before approving tenants in your property is one way we try to minimise any potential damage that pets may cause.

Furthermore, our lease agreements are carefully worded to ensure the pets are kept outside at all times, and make the tenants responsible for any damage caused by pets. Any Breach of these terms gives us legal options to take action against the tenants.



Laura Valenti  
Managing Director

## Leased in July



ADDRESS	DETAILS	RENT
Merino St, Morayfield	3-bed house, Single carport	\$250 (same)
Gabrielle Ct, Kallangur	2-bed townhouse, ens, a/c, SLUG	\$270 (new listing)
Gabrielle Ct, Kallangur	2-bed townhouse, ens, a/c, SLUG	\$270 (new listing)
Kylie St, Caboolture South	3-bed duplex, SLUG	\$280 (new listing)
Simmons St, Caboolture	3-bed house, DB carport	\$280 (new listing)
Joyce St, Burpengary	3-bed townhouse, ens, a/c	\$300 (new listing)
Joyce St, Burpengary	3-bed townhouse, ens, a/c, deck	\$310 (new listing)
Camille Ct, Caboolture	4-bed house, ens, a/c, DLUG	\$310 (same)
Granger St, Caboolture	4-bed house, ens, a/c, DLUG	\$320 (\$5 decr)
Gabrielle Ct, Kallangur	3-bed townhouse, ens, a/c, DLUG	\$330 (new listing)
Elof Rd, Caboolture	4-bed house, ens, a/c, DLUG	\$330 (new listing)
Elof Rd, Caboolture	4-bed house, ens, a/c, DLUG	\$330 (new listing)
Peacherine Cct, Bellmere	4-bed house, ens, a/c, DLUG	\$330 (new listing)
Plover Ct, Warner	3-bed duplex, ens, a/c, DLUG	\$350 (same)
Ontario Cres, Narangba	5-bed 2-storey house, ens, ducted a/c, DLUG	\$440 (same)

**Calendar Dates for August**

**Disbursements**

Mid Month-  
Fri 13th Aug

End of Month-  
Mon 30th Aug

**Office Holidays**

Caboolture  
Show Day  
Mon 9th Aug

## For Sale—\$365,000 negotiable

### Stylish 4-bedroom Family Home

Sitting on a 600sqm block, this contemporary home is only two years old and boasts an excellent floor plan providing for maximum living space.

Features include:

- Four generous sized bedrooms
- Ensuite and walk-in robe to master bedroom
- Large living areas including air-conditioned tiled family room and separate lounge room
- Well-equipped kitchen with huge island bench and stainless steel appliances including dishwasher
- Under-roof alfresco area
- Water tank
- Fully-fenced yard with double gate side access
- Double lock-up garage with remote
- Security screens throughout

Presently tenanted, investors can start earning a rental income straight away. With nothing to spend, first home buyers should put this home on their shopping list too.



To inspect contact: **Cliff Fleming**  
0403 030 969

BOSS Express Real Estate  
cliff@bossexpress.com.au

Sustainability Declaration available from the Agent