



Newsletter

Publisher: Josey Comerford

June 2019

Calendar of Events

15 July 2019	Mid Month Accounting
1 August 2019	End of Month Accounting

RENTAL MARKET UPDATE

The end of the financial year is here again and the indications for a better year to come are evident.

Rents are still rising at a steady rate. The vacancy rate remains firm at approx. 2% and there are now multiple applications being received for properties that are available to let.

There have been major projects commenced in our region as well as approved such as the Carmichael mine, the Waterfront PDA development scheme has been endorsed by state government, stage one of the ring road will be completed in 2020 with stage two to immediately follow etc. This will result in more jobs for our region and therefore more families coming into Mackay.

KEEP TABS AT MYH2O

Council is reminding property owners, businesses and rental tenants they can keep tabs on their water use at council's free myh2o website (myh2o.qld.gov.au). The reminder is timely as the latest round of water notices show an increase in consumption across the board.

The average residential property consumption is up by 20.5 per cent, compared to the same billing period last year. This billing period, from September to February, was particularly hot and dry in the first half prompting high water usage.

Director of Engineering and Commercial Infrastructure Jason Devitt said the myh2o website gave clients the tools to better manage water consumption. Cont'd..

"The myh2o website shows you how much water you're using each day, how much it's costing you and you can put plans in place to save," he said.

"You can also set water consumption targets and if you go over you are sent a message via email or SMS."

In the last 12 months, more than 35,000 water leak notifications were sent to customers via email, letter and SMS.

"By signing up to the myh2o website you are alerted to water leaks at your property straight away", Mr Devitt said.

"You can avoid expensive water bills by monitoring your usage on the myh2o website."

More than 12,000 residents have signed up to council's award-winning website.

You can sign up at myh2o.qld.gov.au, over the phone on 1300 MACKAY (622 529) or in-person at any one of council's Client Service Centres

Source: Mackay Regional Council

If you haven't registered for myh2o, this would be a great idea as our Maintenance Department has been inundated with enquiries from tenants regarding the higher Water Notices received.

DO YOU HAVE LANDLORD INSURANCE?

If not, contact our office to find out about the benefits of having landlord insurance to cover your investment.

FACEBOOK PAGE

LIKE us on Facebook to keep up-to-date with the latest happenings in the Property Market and our Local Community. [Find us on !\[\]\(c1b924320d9ec7587a1dd427119524d0_img.jpg\)](#)



The Real Estate Institute of Queensland

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IS CHANGING THE LOCKS AN UNREASONABLE TASK OR A NECESSARY SAFETY PRECAUTION?

With many tenants potentially cutting multiple sets of keys to give to partners or family, landlords regularly face the issue of whether or not they should change their locks at the end of a tenancy. When it comes to rentals, temporary ownership to a room or space can change hands often, which makes it difficult to have absolute control over the keys to your investment property.

There's no clear-cut answer to this issue, but there are options landlords can take to ensure their tenants remain secure, and that their costs stay down. Let's look at both sides of the argument:

Why it's worth changing the locks

The main reason landlords choose to change the locks after a new tenant moves in is that they are worried about the integrity of their home security. Fair call. If you consider this from the perspective of the new tenant, you can understand what this is worrisome.

Tenants want to know that their home is secure, and it's understandably hard for them to be content with the idea that someone might have a copy of their key.

To be fair, tenants who vacate a premise are required to hand over their keys to the landlord or managing property agent, but this does not mean they don't have copies of the key.

Why it's not worth changing the locks

One of the biggest issues with changing the locks on a regular basis is the cost incurred. If the landlord carries out the task themselves, this would undoubtedly keep the cost of the replacement down, but it can be difficult to do if there is a high tenant turnover.

The cost of the replacement aside, there is very little stopping landlords from changing the locks for every new tenant. If the replacement was free, everyone would do it. So what's the best possible solution?



So, should you change your locks?

According to the most recent tenancy laws (and these vary state-by-state), landlords must agree to provide and maintain locks or other security devices necessary to keep the premises 'reasonably' secure. Landlords have a great deal of responsibility when it comes to their tenants. A good landlord will pay attention to the state of their investment property. If a lock is damaged when a previous tenant moves out, then the landlord should replace it with their new tenants.

If the lock is not damaged, then landlords should focus on re-keying the lock instead. This provides a much more cost-effective solution with the same benefits of replacing the lock.

Source: rent.com.au

PROPERTY OF THE MONTH
4 Avalon Drive, Rural View
\$339,000



This lowset brick veneer home has some great features like the designer curved kitchen servery, office, solar roof ventilation, fruit trees, a vegetable garden, water tank and pump. It is fully air-conditioned in living room and two of the three bedrooms with a wall unit in one bedroom. All bedrooms have built-ins, ceiling fans and carpets. Security screened doors and windows. There is a side screened patio for outdoor entertaining. The modern kitchen has wall oven, large hot plate and range hood, dishwasher, twin sinks and plenty of pantry space.

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