

## RENTING COSTS REMAIN FLAT IN CAPITALS

RP Data recently released their quarterly Rental Review which showed capital city rental markets have remained surprisingly flat during 2010.

The weakness in the rental market was widely anticipated, with more first home buyers becoming active it was logical that some heat would come out of rents (most first home buyers were previously renters). On a national basis, rental rates flattened in late 2008 and recorded virtually nil growth over the first three quarters of 2009.

As first home buyer demand eased and investors started to step up their activity, we were expecting rental rates would start to show some improvements across the capital cities – and they did in Sydney and Canberra with weekly rents up 2.3% and

2.1% respectively over the June quarter. The other capital cities saw rental markets remain soft.

An interesting component of the new Rental Review report is that rental medians have been segmented by the number of bedrooms within each housing type and region. At a national level there is a \$50/week (17.5%) difference between renting a two bedroom house and a three bedroom house. A four bedroom house on average cost \$75/week (22.4%) more each week than a three bedroom house.

For units the premium on bedrooms is not quite as expensive. A two bedroom unit is \$30/week (9.7%) more expensive than a 1 bedder. A three bedroom unit is \$45/week (13.2%) more expensive than a two bedroom unit.

## SAFETY HINTS IN THE HOME

Energy Safe Victoria offer these guidelines for maintaining and using gas appliances safely in the home.

### Gas appliances require regular servicing:-

- Burners in water heaters or space heaters can become blocked with dust or lint and then soot up the heat exchanger and flue passageways.
- Air filters, air ways and fans can become blocked by lint and dust, leading to overheating and burner problems.
- Safety controls can wear out and fail.

Have your water heater, space heater or central heater serviced by a licensed gasfitter at least every 2 years. Always follow the manufacturer's service plan and keep a record of the date of service.

For further information Contact Energy Safe Victoria on 1800 069 588

## NEW HOMES CATER TO YOUNG AND OLD

The Daily Telegraph has reported that all new homes must have ground level bathrooms and entry level access to comply with new voluntary building guidelines.

According to the paper, new homes must also be designed in such a way that they adequately accommodate prams and wheelchairs.

The new housing regulations are part of the federal government's Universal Housing Design standards voluntary agreement with the building industry.

It is expected that up to 30,000 homes, or 20 per cent, will meet the new standards within three years.

The homes, both private and public housing, would be classified under a three-tier ratings system, depending on how well they complied for livability.

Real Estate Business, July 2010

### Median Rental Costs by Number of Bedrooms

Housing Type	Median Rental Rate	Additional Cost \$	Additional Cost %
2b House	\$285/week		
3b House	\$335/week	\$50/week	17.5%
4b House	\$410/week	\$75/week	22.4%
1b Unit	\$310/week		
2b Unit	\$340/week	\$30/week	9.7%
3b Unit	\$385/week	\$45/week	13.2%
4b Unit	\$495/week	\$110/week	28.6%

Source: RP Data

## BUYERS WILL PAY MORE FOR GREEN FEATURES: POLL

A poll indicates 59% of home hunters would pay more for an environmentally-friendly property.

According to the PRDnationwide poll, 30% of respondents would pay up to \$10,000 more to buy a house with green features, 20% would pay between \$10,000 and \$30,000 extra, while 9% would spend \$30,000-plus.

PRDnationwide managing director Jim Midgley says most people "have a small voice inside of them" wanting to protect the environment. "It really is a question of what they are willing to pay to have an environment-friendly home," he says. "The research shows that installing enviro-friendly features could make the difference to potential buyers, possibly as much as a nicely-finished kitchen or bathroom would."

Water conservation was one of the most highly-desirable green features, due to nationwide battles with long periods of drought. "Second to this, solar energy is quickly becoming the 'it' feature to install in not only new dwellings, but existing older homes as well," he says.

Aaron Maskrey, PRDnationwide research director says only 41% of home hunters will not pay extra for green features. "Having an energy-efficient home that results in savings long-term would appeal to most buyers," he says. "However, there is a point where potential buyers will be put off by the initial cost to installing these features, as they may be out of reach."

Source: Hotspotting.com - May 2010

## PENINSULA'S REAL ESTATE BONANZA

Figures from the Valuer-General Victoria show Rye median house prices have rocketed by a staggering 253 per cent in the past 10 years.

The Valuer-General's report confirmed Red Hill's status as the Peninsula's blue chip town with a 281 per cent increase in the past decade.

**It was followed by Blairgowrie (259 per cent), Somers (249 per cent) and Hastings (238 per cent). Not far behind were Dromana (230 per cent), Crib Point (227 per cent), McCrae and Rosebud West (220 per cent), and Safety Beach (216 per cent).**

**Substantial growth was also recorded in Mornington (184 per cent), Mt Martha (182 per cent) and Mt Eliza (152 per cent).**

Source: Leader News - July 2010

## JLB LENDS A HAND

Mornington Park Primary School is for many local families, the hub of their community. Last month a big brekky at the school showed the support of our wider community who helped to make this such a success. Families were invited to share a breakfast of bacon and egg rolls and fruit.

The Mornington Lions Club and Navy recruits from Cerberus cooked 10 kilos of bacon and 12 dozen eggs. The bread was donated by Baker's Delight in Mornington Centro, bacon & fruit were sponsored by the Mornington Community Information and Support Centre (MCISC) and eggs were donated by Save the Children Fund. This feast was served to families by staff from Jacobs & Lowe-Bennetts Real Estate (JLB), of Mornington. A visit from Harold the giraffe (thanks to the Life Education Van) was a highlight for the students.



*Lucie Olivier & Kelly Slocombe, Property Management Department, help serve at the big brekky*

The families, students and staff of Mornington Park Primary School are very grateful to everyone for their ongoing support of our school.

JLB has been involved for over 12 months with the Breakfast Program, providing staff to help run the program every Thursday as well as supplying fresh fruit. Many of the staff have built up an excellent rapport with the students, who enjoy not only the food, but the friendships.

JLB recently surprised the school with a substantial donation of 50 footballs, basketballs and soccer balls. The company has also generously offered to cover the cost of dancing lessons for Grade 6 students, prior to graduation.