

May 2012 Update

LANDLORD PAYMENTS

We have had a few queries this month from owners asking when will they get their money. Our policy regarding payments to landlords is to distribute the funds as soon as practical to them coming in. Usual payment days each week are Tuesdays and Thursdays.

Please understand that we have to work within the restrictions of the banking system, and if your rent falls between Friday and Sunday it may not hit our bank account until Tuesday. If there is a public holiday, add another day to the delay.

As we email the bulk of our statements each month, the statement may arrive before the funds. Once the statement run has been completed, the banking file is processed and funds transferred out. It might take all day or overnight for the funds to reach your account, again, this is something out of our control.

Hoping this clarifies what happens to your money. If you have any further questions, please contact your property manager.

LANDLORD INSURANCE

"Why have it? That's what we have a property manager for!"

Consider the headlines in the newspapers this week regarding the potential shut down of the Ford car factories, due to the liquidation of one of their suppliers. This is a very unfortunate situation which will place a lot of financial stress on these workers and their families a lot of whom are probably paying rent. This is an unforeseen situation, something that landlords or property managers could not have anticipated or planned for, but one of many shut downs, or downsizings gripping Victoria at the moment.

I know we keep on about the importance of having some sort of rental protection, but unfortunately not enough landlords see the need. For a small investment of \$285 per year, you can rest assure that if your tenant cannot pay the rent and is evicted, your loss will be minimal.

Call the office if you need more information.

Keep in touch and up to date by following us on:

Ray White

Cheltenham / Dingley Village



Investment Property of the month:



8/33-35 Bourke Street, Mentone

Beachside with Bay Glimpses

Whether you're downsizing, just starting out or looking to invest, this 2 bedroom well appointed townhouse is located within true walking distance to public transport, parks & shopping strips. Updated kitchen and bathroom set the scene while the impressive open plan layout and balcony offers easy comfort & a relaxed lifestyle. Further features include built in robes, 2 toilets, 2 courtyards, garage, split system & bay glimpses.

Available to view by appointment. Priced to sell.

- Updated kitchen & bathroom
- Open plan layout, balcony
- 2 courtyards, garage
- Bay glimpses
- Walk to transport, parks & shops

Price Guide: \$450,000 - \$485,000

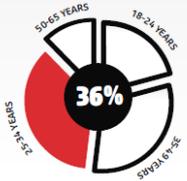
Contact: Morgan Young on 0402 115 907 or
morgan.young@raywhite.com

Would you like to receive our weekly Market Update email? [Click here](#) to join our weekly email list where you will receive news of our new listings, current stock and up to date market information.

PRESENTS
THE RENT STORY REAL ESTATE.COM.AU RENTAL USER STATISTICS

ONCE UPON A TIME ...

KATE STARTED FLAT HUNTING WITH **LARA**
71% OF RENTERS ARE FEMALE AND 29% MALE



THEY HAD RENTED TOGETHER BEFORE
THERE HAS BEEN A 4% INCREASE IN 35-49 YR OLDS RENTING

AND NOW WANTED MORE SPACE

THE SEARCH TRIGGERS WERE:

- LEASE DUE FOR RENEWAL 25%
- CHANGE OF PERSONAL SITUATION 23%
- WANTING A LARGER HOME 19%

THEY HAD GOOD JOBS
29% OF RENTERS EARN \$100K+ AND WERE AFTER SOMETHING SMART
2 OUT OF 3 (65%) WERE SEARCHING FOR PROPERTIES WITH WEEKLY RENTS OF \$300 OR MORE (UP 25% SINCE 2007)



THEY HAD STARTED THEIR SEARCH EARLY
54% OF TENANTS START SEARCHING UP TO 12 WEEKS BEFORE THEIR LEASE EXPIRES AND 57% THINK THE FIRST THREE MONTHS OF THE YEAR IS THE BEST TIME TO SEARCH FOR A RENTAL PROPERTY



AND USED THEIR SMART PHONES TO SEARCH FOR IT
18% USED THEIR IPHONE®, 12% USED 'OTHER' DEVICES.



BUT THEN... **KATE MET CHRIS**
SHE KNOWS HE'S 'THE ONE'

AND HER SEARCH FOR A PARTY PAD CHANGED TO LOVE NEST (BYE BYE LARA)

THEY LOOKED AND LOOKED
65% BELIEVE THERE'S A SHORTAGE OF RENTAL PROPERTIES AND FINALLY FOUND THE PERFECTLY PRICED PLACE
71% EXPECTED RENTAL RATES TO GO UP IN THE NEXT 6 MONTHS

DESPITE MOVING QUICKLY, 67% OF RENTERS ARE LOOKING TO MOVE WITHIN 6 WEEKS

KATE STILL FOUND TIME TO SHOP FOR THEIR NEW HOME
69% OF SITE VISITORS SHOP ONLINE AT LEAST ONCE A MONTH

- 59% CONSIDER INDOOR FURNITURE
- 44% CONSIDER WHITEGOODS
- 46% CONSIDER HOME CONTENTS INSURANCE
- 41% CONSIDER BROADBAND
- 53% CONSIDER UTILITIES

realestate.com.au Internal Statistics, Media Purchase Intention Survey - Rent, February 2011.

AND THEY LIVED HAPPILY EVER AFTER....

WELL AT LEAST FOR THE NEXT 24 MONTHS: 72% OF TENANTS LEASE THEIR PROPERTIES FOR 2 YEARS OR LESS

SOURCE: Consumer Insights Survey - Rent & Share, February 2011. Apple, the Apple Logo, iPhone, and iPod touch are trademarks of Apple Inc. registered in the US and other countries.

Some of our New Listings:



1/26 Delos Street, Oakleigh South



83 Allied Drive, Carrum Downs



4 St Marks Close, Dingley Village



2 Juan Court, Dingley Village

Josh Bartlett
Getting your finance back on course...

LoanMarket home finance brokers

0402 235 001
josh.bartlett@loanmarket.com.au
4/107 Tulip Street, Cheltenham 3192

Open For Inspection:

[Rentals](#)

[Sales](#)

Please click on the link/s above for our current Open For Inspection List

UNTIL NEXT MONTH, HAPPY RENTING!

If you do not wish to receive these newsletters, please [click here to unsubscribe](#)

Ray White
Cheltenham / Dingley Village