



## 1 February 2016

### This Month In The Office

Wow, 2016 has started with a blast! Activity in the rental market has been very high, and we have taken full advantage of this, achieving our highest number of lettings for a month for the last 2 years. See Page 2 for the details. Rental amounts that are being achieved are still lower than they have been, as the market adjusts itself to the changing patterns in supply and demand, and when your property does become available, it is vital to list it at an attractive rental and also to advertise well to ensure prospective tenants see it first.

The big news in our local area is the redevelopment of the Alderley Village shopping centre. It is finally happening! Demolition is scheduled for this month (February) and the word on the street is that the project will take 12 months to complete. We are all looking forward to our new shopping centre as it is going to make a huge difference to our local amenities!

Whilst it appears that the 'heat' has gone out of the market in both Sydney and Melbourne, property values not going backwards, and according to the property research group RP Data you now need a six figure income in five of our eight capital cities to comfortably service a home loan. Isn't it amazing! They crunched the numbers on home loan repayments with a mortgage broker, calculated the average property cost and came up with the bare minimum a household needs to earn in each capital city in order to live a comfortable lifestyle as a property owner. The table is opposite.

Some economists have predicted that with the rise of property prices, in 20 years' time the new generation will not be able to afford to buy a property and will have to rent. Home ownership is the most common and desired form of housing in Australia, but it seems the trend is declining. The 2011 ABS Census recorded that 67 per cent of Australian households are owner occupiers. The number of households who own their home outright has fallen since 1996 from 40.9 per cent to 32.1 per cent, while the number of households who own their home with a mortgage has increased from 25.5 per cent to 34.9 per cent. It will be interesting to see what this year's Census reveals.

As property owners we are a step ahead, but it looks like we are going to have to help our children!

Until next month,

**Chris, Jan, PJ, Jodie, Pamela, Amie, Lydia, Jenni, Katy, Claire, Connie, Jessica, Arran, Jess, Maddy & Ella**

### Calendar

*Monday*  
**15 February 2016**  
*Mid Month Accounting*

*Tuesday*  
**1 March 2016**  
*End of Month Accounting*

### Minimum Household Income & Median Home Prices

#### Sydney

House: Minimum household income \$154,482 (\$840,000)  
Unit: Minimum household income \$115,862 (\$630,000)

#### Canberra

House: Minimum household income \$106,666 (\$580,000)  
Unit: Minimum household income \$76,689 (\$417,000)

#### Darwin

House: Minimum household income \$105,792 (\$575,250)  
Unit: Minimum household income \$84,597 (\$460,000)

#### Melbourne

House: Minimum household income \$104,643 (\$569,000)  
Unit: Minimum household income \$86,436 (\$470,000)

#### Perth

House: Minimum household income \$101,149 (\$550,000)  
Unit: Minimum household income \$80,000 (\$435,000)

#### Brisbane

House: Minimum household income \$89,655 (\$487,500)  
Unit: Minimum household income \$73,011 (\$397,000)

#### Adelaide

House: Minimum household income \$77,241 (\$420,000)  
Unit: Minimum household income \$62,528 (\$340,000)

#### Hobart

House: Minimum household income \$64,827 (\$352,500)  
Unit: Minimum household income \$50,574 (\$275,000)

*Disclaimer: Results worked out using a 5.61 per cent interest rate (average standard variable rate of all the major banks) and calculated assuming buyer has a 20 per cent deposit and was only contributing 30 per cent of their income to mortgage repayments. Salary figures are 'gross' before tax.*



## Properties Rented - January 2016

### Houses

Lloyd St, Alderley	3 Bed	2 Bath	Large storage area	\$450
Wanimo St, Gaythorne	3 Bed	2 Bath	Master suite w/generous robe	\$620
Wye St, Mitchelton	2 Bed	1 Bath	Outdoor entertaining area	\$430
Garden Tce, Newmarket	3 Bed	2 Bath	Fully ducted air con throughout	\$595
Ardentallen Rd, Enoggera	4 Bed	1 Bath	Spacious kitchen w/quality app	\$550
Watson St, Newmarket	6 Bed	3 Bath	Multiple living areas	\$1000
Garden Tce, Newmarket	4 Bed	2 Bath	Private front veranda	\$640
Enoggera Rd, Alderley	2 Bed	1 Bath	Stunning polished floors	\$330
Carnarvon Ct, Everton Hill	3 Bed	1 Bath	Large landscaped backyard	\$490
Stafford Rd, Stafford	4 Bed	1 Bath	Fully fenced yard	\$410
Annandale St, Keperra	3 Bed	1 Bath	Polished floors throughout	\$375
Prospect Rd, Gaythorne	4 Bed	2 Bath	Expansive L-Shaped deck	\$695
Scott Rd, Herston	3 Bed	3 Bath	Low maintenance yard	\$550
Bliss St, Gaythorne	3 Bed	1 Bath	Open plan kitchen & dining	\$460
Pangeza St, Stafford Hts	4 Bed	3 Bath	Downstairs teenager retreat	\$480
Taylor Rd, Gaythorne	5 Bed	3 Bath	Large relaxing timber deck	\$690
Sicklefield Rd, Enoggera	3 Bed	1 Bath	Large fully fenced backyard	\$455
Swan Tce, Windsor	3 Bed	1 Bath	Fully refurbished bathroom	\$480

### Units & Townhouses

Burdekin St, Gaythorne	3 Bed	2 Bath	Sunroom perfect for storage	\$295
Lorne St, Alderley	2 Bed	1 Bath	Front balcony w/ district views	\$370
Thurlow St, Newmarket	3 Bed	2 Bath	Private paved courtyard	\$460
Lorne St, Alderley	2 Bed	2 Bath	Open plan lounge w/ balcony	\$340
Baird St, Windsor	3 Bed	2 Bath	Gourmet kitchen	\$610
Enoggera Rd, Alderley	2 Bed	2 Bath	Light & airy open plan living	\$380
Lorne St, Alderley	2 Bed	1 Bath	Open plan lounge & dining	\$340
Alderley Ave, Alderley	2 Bed	2 Bath	Two spacious balconies	\$380
South Pine Rd, Alderley	2 Bed	1 Bath	District views	\$390
Terrace St, Newmarket	2 Bed	1 Bath	Newly renovated kitchen	\$370
Newmarket Rd, Nmkt	3 Bed	2 Bath	Private rear courtyard	\$410
Denman St, Alderley	2 Bed	2 Bath	Secure entry w/intercom access	\$370
Ashmore St, Everton Park	2 Bed	2 Bath	Elevated balcony	\$390
Alderley Ave, Alderley	2 Bed	1 Bath	Spacious lounge room	\$340
Primrose St, Grange	2 Bed	1 Bath	Neat & Tidy eat in kitchen	\$285
Grays Rd, Gaythorne	3 Bed	2 Bath	Low maint, covered courtyard	\$440
Globe St, Ashgrove	2 Bed	1 Bath	Freshly painted & new carpet	\$295
Russell St, Everton Park	3 Bed	2 Bath	Private landscaped courtyard	\$450
Alderley Ave, Alderley	2 Bed	2 Bath	Fresh decor throughout	\$360
Beaufort St, Alderley	2 Bed	2 Bath	Open plan tiled living	\$440
Ramsay St, Kedron	2 Bed	1 Bath	Updated all inclusive bathroom	\$300
Mott St, Gaythorne	2 Bed	2 Bath	Secure undercover parking	\$350
Mott St, Gaythorne	2 Bed	2 Bath	Large tiled balcony	\$360
Musgrave Tce, Alderley	2 Bed	1 Bath	Designer kitchen	\$375
Pioneer St, Toowong	2 Bed	1 Bath	Spacious living area	\$318
Huxley Ave, Alderley	3 Bed	2 Bath	Courtyard & private balcony	\$440
Glenalva Tce, Enoggera	3 Bed	2 Bath	Double garage & large balcony	\$440
Trackson St, Alderley	2 Bed	1 Bath	Spacious throughout	\$330
Heather St, Wilston	2 Bed	2 Bath	Fully Air-conditioned	\$415

## Office Performance Indicators

ACTIVITY Number of:	Dec 15	Jan 16
Property Viewings	274	317
Tenancy Applications Received	113	122
Properties Rented	34	54
Lease Renewals	38	62

### Protect Your Home

The number one cause of internal house floods is burst pipes to the dishwasher or washing machine, and they can often split when you are away from the home or on holidays.

The water damage can be huge.

So take a look today at the hoses on your dishwasher and washing machine. Are they starting to fray or becoming rusty?

If they are, call the plumber now and don't forget to turn the taps off when you are going on holidays.

### What's it Worth?

It's 2016 and time to set new investment goals!

Do you want to know the current market value for your investment property? You may be pleasantly surprised to find out that you have much more equity in your property than you thought.

Call us today for an obligation FREE appraisal and we will can provide you with a written report.

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