



April 2023 Newsletter

Dear Owners,

Rent increase frequency changes:

The Queensland Parliament has passed legislation to limit rent increase frequency to once a year from 1 July 2023.

<https://www.rta.qld.gov.au/forms-resources/rental-law-changes/rent-increase-frequency-changes>

I understand there are big impacts on our owner who agrees to give tenant every 6 months' lease with small amount increase every time. Due to interest rate rises in the past 12 months, lots of owner are planning to increase the rent about \$50-100 when the current lease runs out. That's what we did in the past 6 months.

But now if any of renew leases starts after 1st July 2023 and the previous rent increase happened within last 6 months, you can't put rent up this time unfortunately.

What is happening in the market?

In March, we sold a unit off market for \$600k in the neighbour complex – Runway Heights Three which breaks the highest record in that complex.

<https://www.ratemyagent.com.au/real-estate-agent/jerry-zhang/reviews/150-641-pine-ridge-road-biggera-waters-ab5tl7>

Obviously the townhouse we sold is twice size of our units in Harbour Town Villas. The stock of townhouse is still very low at moment. Lots of our tenants are actually buying their first property due to high rent.

We have one coming back in few weeks time. Tenant is moving out this week and we will give the unit a fresh code of paint, upgrade electrical work plus new carpet and floor. It's 3 bed 2 bath offer above \$500k.

And NAB took over unit 57 as well, it is under big renovation at moment. I assume they will put on the market within another 4-6 weeks.

Rental market will continue skyrocketing

Most of the tenants renew their lease without any hesitation. Because they know how tough outside rental market is. Average rent increase is between \$50 -\$150.



U66 was leased at \$680 a week this April which is the highest record so far.

<https://www.theonsitemanager.com.au/follower.php?contentPKey=21110310>

U101 is new on market for \$650. It's recently installed floor and there are 3 split system.

<https://www.realestate.com.au/property-townhouse-qld-biggera+waters-436635376>

Stage 2 Rental law reform

Now state government has got another proposal for stage 2 rental law reform. Lots of colleagues in our real estate groups have got lots of disagree views.

Feedbacks are expected by 5pm on Monday 29 May 2023.

The questions raised including:

- Installing modifications – Make it easier for renters to install the safety, security and accessibility modifications they need
- Making minor personalisation changes – Help parties negotiate about making minor personalisation changes to rental properties
- Balancing privacy and access – Better balance renters' rights to privacy with owners' need for information to inform their investment decisions
- Improving the rental bond process – Ensure rental bond settings provide appropriate security and parties are transparent and accountable for their bond claims
- Fairer fees and charges – Ensure rent payment, utility and reletting fees and charges are fair and reasonable.

You can complete the online survey to help our industry at

<https://yoursay.chde.qld.gov.au/for-property-owners-rental-law-reform-stage-2>

Repairs & Insurance claim

We have got flexi hose broken under Ensuite vanity unit while the tenant was not at home.

Until the tenant came back home, the whole unit got flooded. We have to pull the master bedroom carpet and downstairs lounge area carpet up. Do a big clean up. And we are still waiting to hear back from insurance team to identify those items whether can be replaced or not. Such as ceiling, vanity, door, whole kitchen and so on. Access fee is \$5000.00

HARBOUR TOWN
Villas
AJ BOYS PTY LTD



The pressure reduction valve is on its way. It takes 4 weeks for manufacture. It will be upgrade within next 2 weeks.

Should you have any questions, please give me a call to discuss further or send us via email.

Thank you.

Jerry Zhang

The onsite manager