



Insurance

I received insurance renewals for a couple of my investment properties last week and thought it was about time to investigate whether I was still getting a favourable deal through my insurer. I was discussing it with one of our Portfolio Managers' and I was surprised to hear her tell me that we had a number of land owners who had normal house insurance and not the Landlord Insurance. So while I was obtaining my quotes I also asked "...what happens if I only had normal insurance and you found that the property was tenanted?" All that I spoke to said that it could put all or part of the claim at risk as the insurers see the rented property as an increased risk. I went onto compare the normal house insurance with each of the Landlord Insurance Policies and did not find huge differences in the price. In fact I found one which I am going to switch to if my current insurer does not do better. I would recommend to any owner to take out the right insurance policy for their rental properties.

Predictions for 2008

House prices in Hobart are predicted to rise by about 5% this year and about 6% in 2009. Not outstanding, but respectable considering interest rates and other pressures on the Tasmanian economy. The PMM vacancy rate for the properties we have under management is still under 1% and we still have quality tenants approaching us for property to rent. Residential investment looks as good as it always has.

I don't want to wine, but...

Did you see the Aust. Bureau of Stats (ABS) annual exports of Australian Produced Wine, Dec 2007?

Wow - in 1992-93 approx. 100 million litres were exported, in 2006-07 it was 787 million litres!!!! This has doubled since 2000-01. In 2006-07, domestic sales of Aust. produced wine was 450 million litres, plus imported wines of 34 million litres, that means we consume approx. 20 litres of wine per person for everyone in the country!! Thew!! I was too scared to add on the consumption of beer and spirits to the total.

.It doesn't look good, because, a recent ABS release found that we are spending less time playing, sleeping and eating, but working longer. If we work much longer what is that going to do to our wine industry? Or, perhaps, that is why our wine consumption is where it is!!!

INCREASE YOUR INVESTMENT PORTFOLIO

Great Investment Opportunity

A new kitchen/bathroom and internally repainted suggests this unit is fantastic buying. Move in yourself or start collecting the rent.

1 1 osp



Unit 2, 35a Barossa Road, Glenorchy

Unit size: 47m²

Land size: 63m²

Constructed: 1976

Rates: \$1200

Buyer Inquiry Range \$130,000 - \$160,000*

* If you are looking to purchase around this range we recommend an inspection.
This is not the selling price but a Buyer Inquiry Range.

