



BRE News

CanTeen

A group of our staff recently attended the annual CanTeen trivia night. They may not have won, but a good night was had by all, and most importantly funds were raised for this wonderful organisation. Our own Symon acted as charity auctioneer for the night, and also presented our own donation towards their important work.



Staff

Welcome back Toni! We are thrilled that one of our past staff - Toni Kelleher has been able to return to the team and rejoin the BRE family. Previously part of our property management team, Toni is now part of the Leasing and Admin team. If you drop by the office, her friendly face is one of those to greet you.



Canberra Market Wrap

According to Allhomes' recent Quarterly Rental Report, Canberra's **house** rents have dropped slightly over the last 3 months, however **unit** rents have risen.



Source: Allhomes

Gross rental yield



4.3%

▲ 1.1% YoY



6.1%

▲ 3.1% YoY

Gross rental yields | Change YoY June 2019

Source: allhomes.com.au

Canberra rents remain the highest of the Capital cities.

Median weekly asking rents by capital city

	Jun-19	Mar-19	Jun-18	QoQ	YoY
Sydney	\$530	\$540	\$550	▼ -1.9%	▼ -3.6%
Melbourne	\$430	\$440	\$430	▼ -2.3%	► 0.0%
Brisbane	\$400	\$410	\$400	▼ -2.4%	► 0.0%
Adelaide	\$385	\$390	\$375	▼ -1.3%	▲ 2.7%
Perth	\$365	\$365	\$350	► 0.0%	▲ 4.3%
Canberra	\$550	\$570	\$550	▼ -3.5%	► 0.0%
Darwin	\$490	\$500	\$500	▼ -2.0%	▼ -2.0%
Hobart	\$450	\$450	\$410	► 0.0%	▲ 9.8%
Combined Cities	\$440	\$448	\$442	▼ -1.7%	► 0.0%

Source: ¹ District data is aggregated for 6-months to end date.

allhomes

Canberra suburbs where mortgage repayments are less than rent

Read the Allhomes article here about the 18 Canberra suburbs where weekly mortgage repayments for units are less than the median weekly asking rent.

[Renting vs Buying](#)

CoreLogic Property Market Data

(week ending 14 July 2019)

Private treaty sales represent around 85% of all dwelling sales across the country. The statistics are calculated across houses and units sold over the most recent four week period.

Capital city private treaty median prices

Capital city	HOUSES		UNITS	
	Number of Sales	Median price	Number of Sales	Median price
Sydney	1,947	\$830,000	1,110	\$662,000
Melbourne	2,380	\$675,500	1,109	\$535,000
Brisbane	1,233	\$540,000	330	\$379,000
Adelaide	712	\$445,000	143	\$325,000
Perth	1,001	\$483,000	275	\$360,000
Hobart	169	\$472,000	44	\$375,000
Darwin	33	\$500,000	18	\$281,720
Canberra	215	\$651,500	115	\$405,000
Combined Capitals	7,690	\$640,596	3,144	\$530,161

Records without a valid sale price have been excluded from the analysis.

Source: CoreLogic

First home buyers in Canberra won't have to pay stamp duty on new or existing properties from July 2019.

For eligible first home buyers this will fully abolish stamp duty for any type of property, at any purchase price.

To be eligible you must have a household income of less than \$160,000.

For more information visit revenue.act.gov.au/home-buyer-assistance/home-buyer-concession-scheme

source: ACT Government

ACT Budget: Rates

Most property owners will have already experienced the increase in their rates and land tax, which is set to continue to some degree for the next couple of years. Rates for houses will reportedly rise on average by 7%, while unit rates are expected to go up by around 11%. Separate rating factors will be introduced for units and houses, after a Legislative Assembly inquiry recommended major changes to the land tax system.

The Canberra Times recently provided some insight into Andrew Barr's 2019 budget and the effects on rates, read the article here:

[Canberra Times - Rates increases across Canberra](#)

For Sale

Feature Property

Delightful 3 bedroom townhouse - 65/42 Paul Coe Cres Ngunnawal

- 3 bedrooms with built in robes
- Main bedroom with ensuite and balcony
- Reverse cycle air conditioning to living room and main bedroom
- Tri-level design
- 3rd toilet downstairs

- Large balcony off dining area
- Front courtyard
- Double garage with internal access and remote
- EER 3.5

This delightful 3 bedroom townhouse presents the perfect opportunity for the astute buyer looking for a quality townhouse ready to move into immediately.

This well designed townhouse spans over 3 levels and offers a flexible floor plan.

The lower level has a large double garage with remote entry and internal access along with a large sub floor area ideal for extra storage.

The middle level is the heart of the home and boasts 2 separate living areas, a modern kitchen with gas hot plates, full sized laundry and powder room. Both of the living areas flow through to additional outdoor spaces including a large balcony with great views and a northerly facing paved courtyard.

The top level features a well-appointed bathroom (with full sized bath), separate toilet along with three large bedrooms all with built-in robes and an ensuite to the master, as well as a balcony which allows you to enjoy the wonderful aspect and sweeping views of Canberra.

The 'Whitehaven' complex is quiet and well maintained and offers fantastic facilities including a swimming pool, tennis court & BBQ facilities. For those that enjoy a hit of golf, the Gungahlin Lakes Golf Course backs onto the development.



Feature Property - For Rent

5 / 5 Hartigan Street Garran ACT

Immaculate Executive Townhouse in sought after Location!

- 4 bedrooms
- 4 ensuites, one of which is 2-way
- Ducted reverse cycle air conditioning
- Gas fireplace to lounge
- Floating timber floors throughout
- Fabulous kitchen with a dishwasher, french door fridge, microwave and gas cooktop
- Washing machine
- Dryer
- Three courtyards
- Balcony
- Double garage with internal access & remote

Nestled in an exclusive small boutique complex, this stunning 4 bedroom 2 storey townhouse offers its occupants the ultimate in sophisticated style and comfort in the sought after suburb of Garran. The home's ground floor has two beautiful living areas, a separate lounge with a gas fireplace and an expansive family room filled with natural light. Also featuring elegant sheer ceiling hung curtains and access to a tiled terrace. The sleek kitchen is sure to delight the home chef and comes complete with a dishwasher, fridge, microwave and gas cooktop. With floating timber floors flowing throughout the home and a refined neutral colour palette, the home welcomes you in with a warm contemporary ambiance.

Two of the homes 4 bedroom suites are also located on the ground level and are thoughtfully segregated with one towards the front of the home with a two-way bathroom and the second bedroom on this level to the rear of the home offering a walk through robe and ensuite. Two more bedrooms upstairs both have the luxury of their own ensuite as well as access to a sunny balcony with peaceful leafy street views. Ducted reverse cycle air conditioning throughout provides year-round comfort and the home has the convenience of a washing machine and dryer.

Garran is close to the heart of Canberra. Woden Town Centre is a short 5-minute drive away and

features a wide variety of shopping choices plus Hoyts movie theatre. Enjoy the convenience of being within a short walk to the Canberra Hospital and close to sports clubs, restaurants and cafes, schools and colleges and Phillip swimming and ice-skating centre.

\$900 Weekly.



[CLICK HERE to view more details and see all our available rental properties](#)



The unexpected effects of buy-now-pay-later apps.

With the rise in popularity of facilities such as Afterpay, Zip Pay and the like, anyone intending on applying for finance needs to consider their use of these services.

Read a home buyers unexpected experience in a Domain article here:

[READ MORE](#)

Domain

"Three of the most important things you need to research before buying a house"

Research and market knowledge is important when buying property, but what do the statistics mean? Average days on market, clearance rate, median price!? Domain has recently published an article on this very topic, which you can read below.

Don't forget that our own Symon Badenoch is available for advice on buying and selling. Real Estate is his passion and he always has his finger on the pulse of the Canberra market.

[READ DOMAIN ARTICLE](#)

Maximise your tax return with depreciation deductions

by BMT Tax Depreciation.

As the owner of a residential investment property, claiming maximum depreciation deductions can make a big difference to your cash flow.

Property depreciation is generally the second biggest tax deduction after interest, though it's often missed by investors. This is because it's a non-cash deduction, meaning you don't have to spend money to be eligible to claim it.

The Australian Taxation Office (ATO) allows owners of income-producing properties to claim depreciation deductions for the natural wear and tear that occurs to a building and its assets over

time. These deductions can be claimed under two categories – capital works deductions and plant and equipment depreciation.

Capital works deductions refer to the building's structure and items considered to be permanently fixed to the property such as kitchen cupboards, doors and sinks. Residential homes in which construction commenced after 15th September 1987 are eligible to claim capital works deductions at a rate of 2.5 per cent over forty years.

Plant and equipment assets are items which are easily removable from the property such as carpet, hot water systems and blinds. These assets have a limited effective life as set out by the ATO and can generally be depreciated over time. Investors can claim depreciation deductions for more than 6,000 different ATO recognised assets. It's important to be aware of restrictions to claiming depreciation on previously used plant and equipment found in second-hand residential properties as legislation changed in May 2017.

Any income-producing property may be eligible for thousands of dollars in depreciation deductions. A tax depreciation schedule is the best way to ensure you get the biggest tax refund possible.

A BMT Tax Depreciation Schedule covers all deductions available over the lifetime of a property to ensure you maximise your cash flow and is 100 per cent tax deductible. During the 2017/2018 financial year, we found residential property investors an average first year deduction of \$8,212.

For more information, [Request a Quote](#) or speak with one of the expert team at BMT Tax Depreciation on 1300 728 726. Or visit www.bmtqs.com.au for an Australia wide service.



Instagram

**You can follow our Sales team on social media
just search *TeamBadenoch* on Instagram and Facebook**



teambadenoch
teamBadenoch - Symon & Lucia

Did you know?

Our Sales Agent **Symon Badenoch** is:

- Ranked in the top 2% of agents Australia wide
- # 1 for star rating in the ACT
- # 3 Top Agents in the ACT for Total SOLD Properties
- # 2 for Total recommendations in the ACT

You can read reviews and see all our recent sales and awards on the Rate My Agent site:



