



 **haus rentals**

Year In Review

— 2023 —

Leasing Overview for 2023

Hauss Rentals has had an outstanding year, earning the title of the top independent house rental agency in Brisbane by realestate.com.au. Discover the impressive results we've achieved in the past year on the next page.

The rental market in Brisbane has also experienced exceptional growth. According to the CoreLogic November report, rental prices have seen a remarkable annual increase of 7.9%, with the average rental yield reaching 4% as of October 2023. For a comprehensive breakdown of rental data for the Western Suburb, head to page 4 to see the yearly results by suburb.

The reasons behind these increasing rental prices have sparked considerable discussion, and one of the main contributing factors is migration. Since international migration reopened in 2022 after the 2020 closure, Australia's migration rate has hit its highest since 2008. In the October report from Little Hinge, it is revealed that international tenants make up 7.1% of new rentals, while domestic tenants make up the remaining 92.9%. Of the domestic market, 74.2% are local to Brisbane, and 25.8% are from interstate, primarily from NSW and Victoria.

Additionally, QLD is experiencing a positive surge in investment lending, with 35.8% of new mortgages allocated to investment finance, as highlighted in the CoreLogic November report. This trend brings us back to the heights last seen in 2016. Investing in QLD, particularly in the South-East quarter, is highly desirable for many investors due to the strong rental yields.

At Hauss, we have assisted numerous investors in finding their perfect properties and efficiently managing their investments. Whether you're looking to expand your investment portfolio or seeking advice on your current assets, we're here to help.



DIRECTOR

Ana Wigggett

0406 046 111

ANA@HAUSS.COM.AU

Ranked

Best Independent Brisbane House Rental Agency in 2023

hauss 
rentals

VS

**BRISBANE'S
RENTAL MARKET**

1179 RENTAL
ENQUIRIES

AVG 893 RENTAL
ENQUIRIES PER AGENCY

287 RENTAL
APPLICATIONS

AVG 133 RENTAL
APPLICATIONS PER AGENCY

43 LEASED
RENTALS

AVG 4 LEASED
RENTALS PER AGENCY

AVG 12 DAYS
ON MARKET

AVG 20 DAYS ON
MARKET PER AGENCY

From realestate.com.au November 2023 yearly data

Western Suburbs Yearly Results

Graceville

↑ Median Weekly Rental: \$750 Houses | \$595 Units
Up 2.7% for Houses | Up 40% for Units
Avg Days on Market: 22 days Houses | 8 days Units
Rental Yield: 3.4% Houses | 5.8% Units

Chelmer

↑ Median Weekly Rental: \$865 Houses | \$350 Units
Up 27.2% for Houses | Up 5.3% for Units
Avg Days on Market: 24 days Houses | 8 days Units
Rental Yield: 3.6% Houses | 5.5% Units

Sherwood

↑ Median Weekly Rental: \$700 Houses | \$500 Units
Up 7.7% for Houses | Up 13.6% for Units
Avg Days on Market: 18 days Houses | 12 days Units
Rental Yield: 3.2% Houses | 5.3% Units

Corinda

↑ Median Weekly Rental: \$695 Houses | \$480 Units
Up 12.1% for Houses | Up 13.6% for Units
Avg Days on Market: 20 days Houses | 14 days Units
Rental Yield: 3.5% Houses | 5.1% Units

Indooroopilly

↑ Median Weekly Rental: \$750 Houses | \$550 Units
Up 7.9% for Houses | Up 15.8% for Units
Avg Days on Market: 25 days Houses | 16 days Units
Rental Yield: 3.4% Houses | 5.2% Units

Oxley

↑ Median Weekly Rental: \$600 Houses | \$550 Units
Up 5.7% for Houses | Up 27.9% for Units
Avg Days on Market: 19 days Houses | 15 days Units
Rental Yield: 4.3% Houses | 5.1% Units

St Lucia

↑ Median Weekly Rental: \$750 Houses | \$530 Units
Up 7.9% for Houses | Up 17.8% for Units
Avg Days on Market: 27 days Houses | 16 days Units
Rental Yield: 2.6% Houses | 5.1% Units

Toowong

↑ Median Weekly Rental: \$710 Houses | \$550 Units
Up 12.7% for Houses | Up 19.8% for Units
Avg Days on Market: 21 days Houses | 16 days Units
Rental Yield: 2.8% Houses | 5.4% Units

Taringa

↑ Median Weekly Rental: \$750 Houses | \$525 Units
Up 23% for Houses | Up 22.1% for Units
Avg Days on Market: 26 days Houses | 16 days Units
Rental Yield: 2.8% Houses | 5.1% Units

Yeronga

↑ Median Weekly Rental: \$750 Houses | \$500 Units
Up 25% for Houses | Up 8.7% for Units
Avg Days on Market: 22 days Houses | 12 days Units
Rental Yield: 3.1% Houses | 4.7% Units

3 Tips For Maximising Rental Return

1. PRESENTATION

Enhance your property's appeal and attract high-quality tenants with a well-presented rental. A well-maintained and professionally cleaned property not only attracts tenants quickly, but also attracts higher quality tenants. By setting the standard for how tenants should treat your property, you can ensure a better return on your rental investment. From a pristine lawn and professionally clean carpets to working blinds and a well-operating pool, attention to detail is key. We can provide you with a detailed check-list and help manage suppliers to make this step simple. And once your property is in top shape, professional photographs can capture its true beauty and help you market it effectively.

2. PHOTOGRAPHY & FLOOR PLAN

Investing in high-quality photos and a floor plan can greatly enhance the appeal of your rental property, setting it apart from the competition. Studies show that properties with professional photos receive up to 3 times more interest and inquiries than those without. Additionally, a well-presented property not only guarantees a better return on investment but also attracts a wider range of potential tenants. With time being a precious commodity for tenants, eye-catching photos can significantly impact their perception of your property and motivate them to take the next step. Rest assured, we keep these photos on file, allowing us to reuse them when the property is ready to be relet. Furthermore, a floor plan is a crucial aspect to consider, especially in a city like Brisbane where a significant portion of tenants are migrating from outside the area. A clear visual representation of the space helps tenants better envision how they can utilise and personalise the property to suit their needs especially if they haven't seen it in person.





3. QUALITY AT THE TOP END

As rental prices increase, tenants are demanding more from their rental properties, especially in the high-end housing market. Features like air conditioning, secure garages with remote controls, premium appliances, and security screens are frequently requested during property inspections. Once a property is tenanted it is also essential to promptly address any maintenance or repair issues, as tenants have high expectations when paying a premium. We prioritise working closely with tenants to address their requests promptly, ensuring no delays. Our goal is to attract and retain high-quality tenants, making it a top priority.

Team Update

We are excited to introduce Vanessa Rodriguez from the Hauss Rentals team. Vanessa will be working closely with Gemma Cavanagh over the next month before Gemma embarks on her worldly adventures.

With an impressive 4.5 years of experience in the real estate industry, Vanessa is a standout professional who has worked in South-East Queensland and Sydney in the last 10 months. Her exceptional skills, caring nature, and extensive customer service background make her a true asset to our team. In addition to her professional talents, Vanessa is also bilingual, fluent in both English and Spanish. When she's not working, she enjoys spending time with her beloved staffy cross dog and pursuing her goal of running a marathon in the near future.

Please join us in warmly welcoming Vanessa to the team. Gemma will provide a thorough handover to ensure a smooth transition of responsibilities into Vanessa's safe hands.



Vanessa Rodriguez

SNR PROPERTY MANAGER
0426 380 464
VANESSA@HAUSS.COM.AU



In-house Accounting Firm

We've just partnered with a trusted accounting firm to handle all receipting and banking for the properties we manage at Hauss. This additional layer of security helps protect against fraud, ensuring the utmost confidence for our landlords. Plus, our accounting firm is available to provide expert advice for your investment property. Reach out to the team to learn more.

Updates to Minimum Housing Standards Under QLD Rental Law

As of the 1st of September this year, Queensland has implemented minimum housing standards for both new and existing tenancies. These standards establish the baseline for habitable conditions, encompassing various aspects of housing, including structural integrity, safety measures, thermal comfort, accessibility, and health and hygiene provisions.

They cover two main parts: safety and security, and reasonable functionality.

Part 1 – Safety and Security

- The premises must be weatherproof, structurally sound, and in good repair to prevent water ingress during rainfall.
- All fixtures and fittings, including electrical appliances, must be in good repair and pose no risk of injury during ordinary use.
- All external windows and doors accessible without a ladder must have functioning locks or latches to ensure security.
- The premises must be free from vermin, damp, and mold, excluding cases caused by tenant negligence.
- Windows in rooms where privacy is expected, such as bedrooms, must have privacy coverings like blinds, curtains, tinting, or glass frosting.

Part 2 – Reasonable Functionality

- The premises must have adequate plumbing and drainage for the number of occupants, connected to a suitable water supply service.
- Bathroom and toilet facilities must provide privacy, function properly, and be connected to appropriate waste disposal systems.
- If included, the kitchen must have a functioning cooktop.
- If included, the laundry must have the necessary fixtures to function as a functional laundry space (excluding white goods).

To read up on this legislation, please head to our website to learn more: <https://www.hauss.com.au/updates-minimum-housing-standards-rental-qld/>



Selling A Property with Tenants *Hauss can help*

If you are considering selling your investment property, the Hauss team is here to assist you. Selling a property with tenants can be a concern for many landlords, but we have dealt with this situation countless times and can make it a hassle-free experience.

We take pride in nurturing strong relationships with the tenants in the properties we manage. When it comes to selling, we ensure upfront communication by giving tenants ample notice. We also go above and beyond to help them find a new place to relocate, and if needed, we can provide a financial incentive such as covering removalist or cleaning costs.

Our Hauss Realty team is well-equipped to handle the selling process of your property. If we have interested parties looking for an investment property like yours, we can explore the option of keeping the tenants in place, which can be a selling point for potential buyers. Throughout the entire process, we keep all parties updated to avoid any surprises.

If you are interested in selling your investment property, please don't hesitate to reach out to our team. We will make this process as stress-free as possible for you.

locally yours

 **hausrentals**

HAUSS.COM.AU