

"Making the right moves in selling and renting"

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**Referrals**

We love referrals!
Always happy to help
your family and friends
in managing their
properties.

**Updating Contact Details**

Don't forget to update any changes to your contact details with us.
For changes please email
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Property Management News**Market update**

We are experiencing quite a busy period, unusual for this time of year. There is a lot of movement into Canberra, with both professionals and students requiring accommodation. Rents are also increasing earlier than expected; it will be interesting as we come into our historically busy time to see if the market will change due to the year that has brought many challenges and changes.

Gutters

Due to the wet weather that is predicted in the coming months, it's a good time to clean out the gutters. This protects your property from roof and ceiling damage due to overflowing or blocked drains. Please speak with your property manager if you would like us to organize.

COVID-19 Update

Embargo on vacating due to rent arrears (Covid-19) has lapsed – please see below information found on –
<https://justice.act.gov.au/safer-communities/protection-rights/information-landlords-and-agents-impacted-covid-19>

Summary of Changes

Since April 2020, a range of temporary changes have been made to the Residential Tenancies Act 1997 to protect tenants impacted by COVID-19 and to assist landlords.

The changes include:

- a moratorium on evictions for non-payment of rent for COVID-19 impacted households is in place from 22 April to 22 October 2020;
- a transition or grace period will operate from 23 October to 31 January 2021 which will prevent tenants who were COVID-19 impacted from being evicted on the basis of arrears that accrued during the moratorium on the condition that they pay rent as it falls due during the transition period;
- after the moratorium period, ACAT will be required to consider making a payment order

- rather than ordering an eviction for tenants that have been COVID-19 impacted if a tenant is unable to meet their rent payments as they fall due during the transition period (23 October 2020 – 31 January 2021);
- the ability for landlords, tenants, grantors and occupants to negotiate reduced rent (to operate until 22 October 2020 (for grantors and occupants) and until 31 January 2021 (for landlords and tenants));
- a relaxation on the time period for non-urgent repairs for all households (to operate until 22 October 2020);
- a rental increase freeze for COVID-19 impacted households (to operate until 22 October 2020);
- restrictions on the way certain inspections should be performed in relation to all tenancies (to operate until 22 October 2020);
- restrictions on negative listings being made about COVID-19 impacted persons or households on tenancy databases (to operate until 31 January 2021);
- the ability for COVID-19 impacted tenants to terminate their fixed-term tenancy agreements early and without penalty (to operate until 31 January 2021);
- the ability for all tenants on pre-6 April 2020 fixed term tenancies to pay just two weeks' rent in advance to assist to manage cost of living pressures (to commence on 14 September 2020 and operate until 31 January 2021). All other fixed term and periodic tenancies are already able to pay just 2 weeks' rent in advance; and the ability for a tenant from a COVID-19 impacted household who had previous ACAT orders suspended during the moratorium to apply to ACAT to vary or set aside those orders.

Feedback is welcome as always

Warm regards
Sam

**Properties recently rented**

ACTON—1 bed unit—\$450pw
BRADDON—4 bed house—\$1000pw
BRADDON—1 bed unit—\$430pw
CASEY—2 bed unit—\$450pw
DICKSON—3 bed house—\$650pw
DICKSON—3 bed house—\$650pw
KINGSTON—2 bed unit—\$660pw
NEW ACTON—2 bed unit—\$800pw
NGUNNAWAL—3 bed unit—\$540pw
O'CONNOR—3 bed house—\$585pw
O'CONNOR—1 bed unit—\$510pw
QUEANBEYAN—2 bed unit—\$290pw
TURNER—3 bed house—\$900pw

Properties currently for rent

AINSLIE—3 bed house—\$700pw
AINSLIE—2 bed house—\$450pw
DICKSON—2 bed unit—\$620pw
GREENWAY—2 bed unit—\$410pw
MAWSON—5 bed house—\$770pw
MAWSON—2 bed unit—\$400pw
NARRABUNDAH—4 bed house—\$1200pw
O'CONNOR—4 bed house—\$1100pw

Sales News

October has been busy and buyers are certainly on the move.

Our recent stand out sale was 5 blocks in Cowper Street, Dickson that we sold for \$5.1M.

Interest rates have been the key to a booming market and with rates expected to drop below 2.0% buyers will continue to push the Canberra market up.

With some changes to COVID-19 restrictions regarding the number of people allowed to be on a property for inspections or Auctions we are experiencing a large turn out at all open homes.

As always, please feel free to contact me at any time on 0418 623 352 to discuss the value of your property and best marketing strategies.

Cheers, Peter Andrighetto



On the market

- BRADDON—18/60 Lowanna Street—EER 6.0—**1 bedroom courtyard apartment, split level design—**\$380,000+**
- BRADDON—512/74 Northbourne Avenue—EER 6.0**
1bed apt. in Medina Serviced Apartments—**\$355,000**
- BRADDON—822/74 Northbourne Avenue—EER 6.0—**
Spacious 2 bed ens. apart. in the heart of the city—**\$480,000**
- CITY — 402/19 Marcus Clarke Street—EER 4.0—**2 bed ens. water views in 'The Apartments' of New Acton —**\$735,000**
- PAGE —Villaggio Sant' Antonio Retirement villas –** spacious modern living, 3 bedroom ensuite villas.

AUCTION



- BRADDON—16/123 Lowanna Street—EER 6.0—**North facing 2 bedroom ensuite apartment overlooking park.
AUCTION Saturday 7 November 2020 11:00am on site.

Development Opportunities

- DICKSON—31 Majura Avenue—EER 2—**Development site RZ3 – 2 storey unit development. Approved DA for 4 apartments. Lease variation assessed—**\$1,150,000+**
- GOWRIE—1&3 Woods Place—EER 0.5 & 1.5—**1,673m² total—RZ2 zoning. Development opportunity—**\$1.47M**

On the market soon

- TURNER—** 4 bed house set on 1,032m² block RZ3 zoning.

Feature Property



ARANDA—77 Barada Crescent—EER 0.5

3 Bedroom residence in need of upgrading. Renovators special !!!

Elevated block of 691m² with plenty of room for front or rear extensions

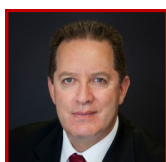
AUCTION Saturday 14 November 2020 11:00am on site.

Sold/Under offer

- AINSLIE—33 Ebdon Street— EER 1.5—** 2 bed ensuite house with large covered deck—**\$1.28M**
- DICKSON—87-95 Cowper Street—** Development site of 5 blocks 3,379m² approx. land area. RZ3 Zoning allows 2 storey apartment or t/house development - subject to development controls. 65% plot ratio. **\$5.1M**
- BARTON— 9/7 Bowen Drive—EER 6.0—**2 bedroom apartment with lake views **\$820,000**
- CITY—3/161 London Circuit—512m²**
Whole first floor office space—**UNDER OFFER**
- DICKSON—11 & 13 Moncrieff Street, - EER 0.0 & 1.0—**
Development site of 2 blocks 1,328m² RZ4 - 3 storey unit or t/house—**UNDER OFFER**
- LYNEHAM— 5A/62 Wattle Street—EER1.5—** 1 bedroom courtyard unit in the heart of Lyneham—**UNDER OFFER**
- LYONS—4 & 6 Olympus Way—EER 0.0 & 0.0—** 2 approved 4 bed ens dual occupancy development sites— **\$1.65M**
- NARRABUNDAH—9 Frome Street—EER 2.0—**North facing 2 bed brick cottage home set on 613m² block—**\$905,000**
- MACGREGOR—7 Hayward Street—EER 0.5—** 3 bed ens. home, double garage and workshop under. 1,022m²
\$597,000.00
- WATSON—74/20 Federal Highway—EER 6.0—**Top floor apt lovely outlook. 2 bed ens plus 2 carparks.—**\$376,000**
- WATSON—129/20 Federal Highway—EER 6.0—**2 bed ens. apt sunny outlook. 2 car parks + store room. **\$374,000**
- WEETANGERA—7&9 Smith Street— EER 0.5 & 1.0—**
4,707m²—DA approved allows for 14 t/houses, lease variation under old system—**\$3.6M**

Commercial properties for lease

- BRADDON—2&6/14 Lonsdale Street— 111m² approx.—**2 linked units on Lonsdale Street shopfront—**\$1,150.00pw.**
- FYSHWICK 194 Gladstone Street 308m² approx.** Office warehouse and rear yard **\$1000 pw + GST.**
- GARRAN—3,4,5 & 6 Garran Place—161m² approx.** Suits a variety of uses from offices to retail—**\$5,750 pcm + GST.**
- PHILLIP—112/43-57 Townsend Street—29m² approx.. —**
First floor office or m... therapist room or other—
\$175pw + GST.



Thinking of buying or selling?

If you are looking to buy a property, or interested in the current market value of your property with a view to selling please contact Peter or Samantha to arrange an appraisal. Ph: 02 6257 2700.

