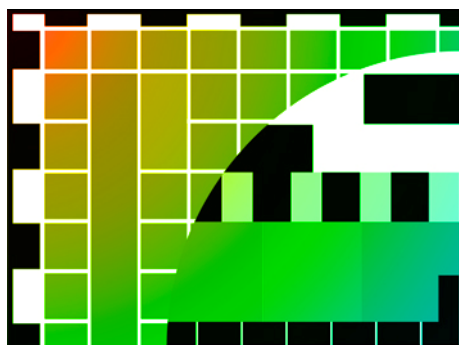




“See how we get serious buyers through your Front door”

Digital TV – What you need to know

So the digital TV rollout has started, with the Mildura/Sunraysia area in New South Wales and Victoria being the first to switch off their analog signals in June 2010. But what does this mean for you as a property owner?



Digital television is being hailed as the ‘next big thing’ for Australia and the government is putting a huge push on the switchover. While some might be sad at the end of an era – we’ve been watching analog TV since the 1940s – the switch has many benefits for Australians including “...channels and content that are only broadcast in digital.” (digitalready.gov.au)

If your property has an antenna point you are required to keep it in good working order. When the analog signal is switched off (see digitalready.gov.au for exact dates and areas for the rollout), this means that you will be required to have the antenna capable of digital reception.

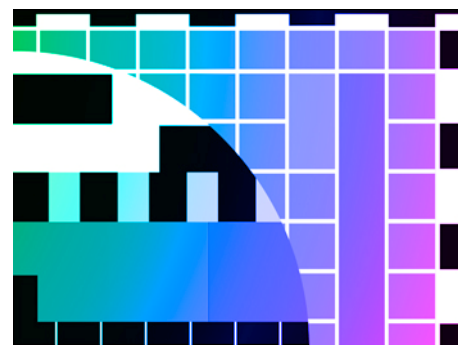
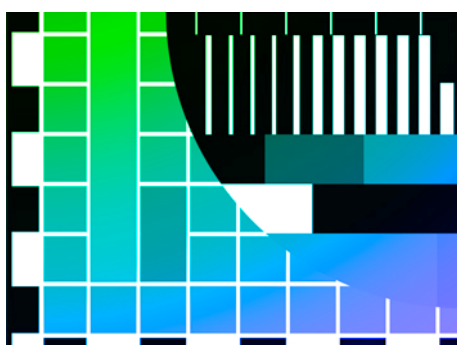
The good news is that most antennas sold after 2000 were made to be able to receive digital and analog channels. If you have replaced your

antenna in the last few years, it is likely that your property is already digital capable.

Unfortunately, it is impossible to tell if an antenna is digital just by looking at it. It requires a specialized antenna company to attend the property, which will cost around the \$75 mark. If they find that you don’t have a digitally capable antenna, the costs could include the following:

- upgrading the rooftop antenna/aerial (Mr Antenna charge \$179 for this)
- installation of new shielded cabling (Mr Antenna charge \$75 per point, or \$99 for a new point)

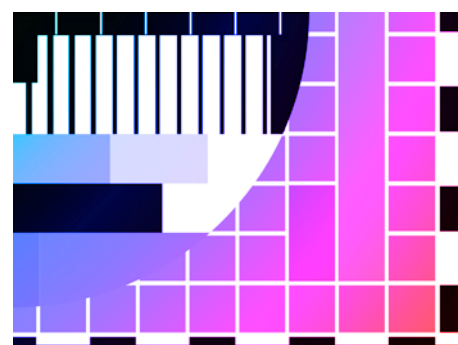
While there is no legal obligation for property owners to provide an antenna in the property, you may wish to consider making the extra effort to maintain the value of the property. As apmasphere member



Rachel Longden says, she always advises her landlords to ensure there is a working antenna for TV receptions because “it could make the difference between the next tenant choosing their house or another.”

For specific details on what is needed to switch your property from analog to digital, download the Digital TV Antenna Systems for Homes Handbook at:

digitalready.gov.au/media/SingleDwellingHandbook.pdf



Juliette says ...



... Make the Rent work for You

One of the most overlooked issues when you first become a landlord is how and when rental payment are received. This is actually an important part of the process, and it doesn't take much to make sure the timing works for you, not against you.

Instead of leaving it to the property manager to decide once a tenant has moved into a property, provide the property manager with the answers to the questions below before your property is advertised for lease. Take control of the situation and make it work to your benefit.

1.) Find out the date your mortgage repayment is due (typically fortnightly or monthly) and set a date seven days in advance for the tenants to pay rent.

This will ensure the funds are cleared by the bank with enough time for the property manager to transfer the rent into your account before your own payment is due.

2.) Advise the property manager of the method of payment you would prefer to receive your proceeds in. Think direct debit.

3.) Advise the property manager of how you would like the tenant to pay their rent. Make sure this is a method that is both fast and convenient for the tenant as this will assist them in getting their rent paid on time.

4.) Consider the frequency in which you would like to receive a rent payment from the property management business. It may be fortnightly to coincide with your fortnightly mortgage payment but bear in mind which each release of funds you receive, there will be a fee associated with this. If you can reduce the payment to once monthly, you are halving this outgoing cost.

Some agencies set generic dates for the release of funds to their landlord clients, so it is worth asking these questions to make sure that the agency's policy works with your own financial commitments.



Recycle your old TV when switching to digital.

Each year 1.5 million televisions are disposed of in Australia and this is increasing because of the digital switchover. If 75% of those 1.5 million televisions were recycled it would amount to a national saving of approx 23,000 tonnes of CO2.

Did you know...

Because metal was scarce, the Oscars given out during World War II were made of plaster.



Sue's Say

Whilst the property market is still feeling some effects from the RBA decision earlier this month to raise interest rates the market is now correcting itself and leveling out with a turn around in investor enquiry. The local market is still relatively slow with some vendors holding back on selling until early 2011. Whilst quality properties are taking that bit longer to sell, they are selling and we are achieving good prices for our vendors. If you'd like an indication of where your property sits in today's market or would like an informal chat to discuss the various options available to you, please give me a call and I'd be delighted to give you my spin on the Cairns Property Market..

Sue

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While every effort has been made to ensure the accuracy and completeness of the information, no guarantee is given nor responsibility taken by Cairns Front Door Realty

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