

Great outdoors a lure



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INVESTORS SHOULD PLACE BALCONIES, DECKS AND COURTYARDS HIGH ON THE LIST OF FEATURES

A LARGE outdoor living space has topped the list of the most important features sought by Brisbane renters.

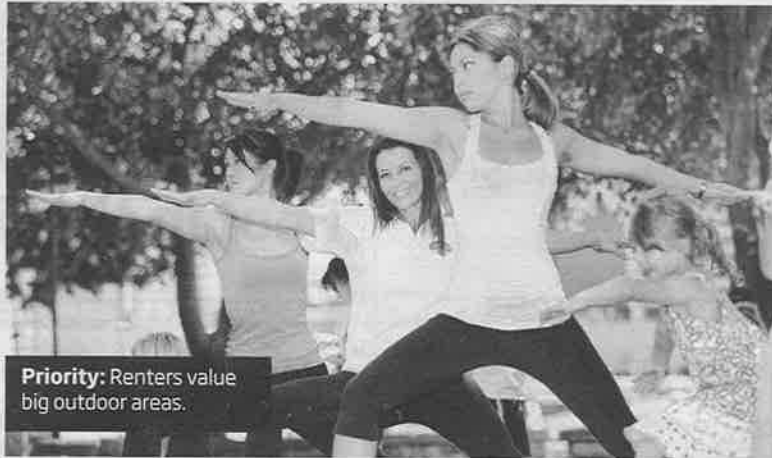
The value of big outdoor areas was just one interesting finding in a survey by Bees Nees City Realty asking inner-city tenants to rate 22 rental features.

The survey found three of the top seven features related to the condition of the property, with a modern home or one in top condition scoring a close second overall.

Around half the tenants surveyed rated storage and parking as essential, and security of the home – such as intercoms and window grilles – were also high on the list.

But it was that timeless Queensland tradition of spending time outside enjoying our mainly perfect weather all year round that swayed prospective tenants.

“Even with a dose of cold weather during the survey tenants say they



Priority: Renters value big outdoor areas.

want an area to get outside,” Bees Nees managing director Rob Honeycombe says.

With that in mind investors should place balconies, decks and courtyards high on the list of features when

buying a property to rent out, Mr Honeycombe says.

“And it follows that improvements you make to those outdoor areas, for example adding a roof over a deck or even some simple privacy screening,

would be welcomed by your tenants.”

Conversely, gymnasiums and swimming pools languished down the bottom of the priority list for renters.

Surprisingly, the ability to keep pets was not a main concern.

“Pets being permitted didn’t rate highly on our survey and we’d suggest this may reflect the sample group more than the broader tenant market,” he said.

“Few inner-city apartment landlords will permit animals so the pooch and moggie lovers are forced to live in older properties and houses.”

A dedicated study area or additional bedroom was also near the bottom, possibly reflecting the greater use of laptops, iPads and iPhones.

While the proximity to public transport was a necessity for renters, with more than half saying it was essential, just 30 per cent said they wanted to live in a quiet area.