



SPACE CONSCIOUS: Long-term renter Selena Starr-Nolan, at her Annerley address, says a fully fenced yard was important.

Renters dream of patios

BY BEN JOHNSON
johnsonbe@gst.newstld.com.au

ACCESS to outdoor living spaces and a modern home in great condition have topped a poll of what tenants want most.

A 2011 survey conducted by Bees Nees City Realty with 115 of their tenants revealed that investors should be considering property with outdoor living spaces like terraces, balconies and patios if they want to keep their renters happy for the long term.

Bees Nees City Realty managing director Rob Honeycombe said the survey predominantly showed tenants wanted something which was clean and modern.

"This is often a hard thing for a landlord to keep on top of," he said. "Even a brand new place will require budgeting for main-

tenance within about five years."

Mr Honeycombe said landlords run a small business in a competitive market place where the need to offer something different is crucial.

"Landlords have got to look at what's important," he said.

"They (tenants) will pay more (in rent) but it has to have everything that they're after."

Selena Starr-Nolan has been renting for 10 years in the Brisbane south and east districts.

She has lived in her Annerley residence since March and said she is happy to stay long term.

She said she would be happy to pay more in rent to have the things she considers to be important, like the proximity to the city and a fully fenced yard.

LOWEST MEDIAN RENTS

SUBURB	MEDIAN ASKING RENT
1. WEST END.....	\$330
2. SOUTH BRISBANE.....	\$373
3. YEERONGPILLY.....	\$380
4. MOOROOKA.....	\$390
5. TENNYSON.....	\$390
6. ANNERLEY.....	\$400
7. TARRAGINDI.....	\$400
8. FAIRFIELD.....	\$410
9. YERONGA.....	\$430
10. WOOLLOONGABBA.....	\$448

Source: RP Data, Statistics for 12 months to August (houses only).
Suburbs listed according to distribution.