

Note to Self

19th April 2011

Dear Fellow Investors and Owners,

Below is a newsletter I have subscribed to. Stuart has written two books on finance specifically for Australian investors and he regularly writes for API and other magazines. He knows his stuff. This latest newsletter is particularly interesting. For years Ramon and I have been arguing with the banks, but from what he writes things may be changing. I could never understand why the bank would give someone with a \$250K mortgage a discount of 0.7% and then apply the same discount to us with lending of a small nation? It seems now that discounts of up to 1% are on offer for those with large lending. It is also interesting that there are "extraordinary levels of competition" between the banks.

The phones for rentals have started to quieten down, hopefully it is just because for the first time in months there are blue skies and sunshine over Far North Queensland and everyone is out there making the most of it, rather than looking for a new place to live. I could also be the lead up to Easter - but hopefully the demand will continue on.

You know that I have been harping on about insurance increases for months now. These increases are not speculation any more, they are a reality. I have been writing to Politicians, newspapers, Television - actually any one that I could think of to get exposure to this. We made it to the front page of the Cairns Post for Saturday http://www.cairns.com.au/article/2011/04/16/159381_local-news.html This is an issue that is going to affect investors all over Australia so the more people that write to their local politicians the better.

I will leave you with yet another tenant story. About six months ago I wrote about the lady in her 70's that has moved into a bedsit. It isn't the greatest place to be living out her final days, but it is clean and affordable and she lives independently. We have had a group of undesirables roaming the streets late at night and they have targeted quite a few of the cars in the car parks, not just ours but every complex for about a kilometre. Unfortunately this old dear's car was done, and now she feels unsafe.

The other day she called me from the pay phone to say she was leaving at the end of her lease. Without being mean, she is a bit away with the fairies and doesn't think things through. I asked Bart to pop past next time he was there and see what she was up to. She is leaving, but when asked where she was going to and how she was getting everything moved, well she didn't actually have an answer. Guess I have to put this on my to-do list for this week. I hope that big guy in the sky is watching and listening, and collecting my karma points.

Hope all is well in your world.

Linda