

第十一课 C

租金上涨

Lesson 11 Part C

Rent Increases

采用租金上涨

Applying Rent increases

采用租金上涨

Applying Rent Increases

- ▶ For rental increase each year, it is at the anniversary of the date of the lease.
每年应该在租约签定的日期上涨租金。
- ▶ Each lease varies depending on the date the lease was drawn up so please refer to your lease for the exact date and make a note of it in your diary
根据签约日期，每份租约上涨租金的日期会有所不同，因此请参阅您的租约以了解确切日期并在您的日历中记录下来
- ▶ Write to your tenant about it 30 days before the rental increase
在租金上涨前 30 天写信给您的租户
- ▶ If your tenant is on an existing lease, the rental review will be stated in the lease and it can be anything from CPI, 3% to 5% increase per year.
如果您的租户有现有租约，租金调整将在租约中说明，可以通过CPI调整，每年增长 3% 到 5%。
- ▶ You multiply the percentage by the current rent, which will give you an amount to be added to the current rent to make the new rent
您将百分比乘以当前租金，此金额会添加到当前租金金额中，成为新租金金额



采用租金上涨 – 每年固定比率

Applying Rent Increases - Fixed each year

Example: 3% increase each year with a current rent of \$50K

示例：当前租金为 5 万澳元，每年增长 3%

▶ $\$50,000$ (Current rent) \times 0.03 (3%) = $\$1,500$ (rental increase)

$\$50,000$ (当前租金) \times 0.03 (3%) = $\$1,500$ (租金增长)

▶ $\$50,000 + \$1,500 = \$51,500$ (new rent)

$\$50,000 + \$1,500 = \$51,500$ (新租金)

▶ $\$51,500 / 12$ (months) = $\$4,291.67$ plus GST (new monthly rent for the tenant)

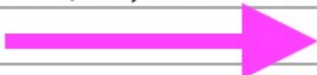
$\$51,500 / 12$ (月) = $\$4,291.67$ 加上消费税 (租户的新月租)

研究案例 – 每年固定4%

Case Study - 4% Fixed each year

Portal Office Park Case Study Fixed 4% increases each year

门户办公园区研究案例每年增长率固定为4%

	Property 1	
Tenant	Majic App	
Permitted Use	Commercial Office	
Asking Price		
Lease Term	4 years commencing 6/10/2018	
Years Left on lease	3 years 11 months	
Options	4 years	
Notice to Exercise Option	not more than 6 months nor less than 3 months	
Outgoings		
	<i>Paid by tenant</i>	N/A except services that are separately metred
	<i>Paid by Landlord</i>	Admin Funds - \$9,754.77 Sinking Funds - \$3,613.12 Insurance Levy - \$1000.12
Rent Incentive	Rent free period- 4 months from 6 Oct 2018 to 5 Feb 2019	
Rent		\$86,190.00 PA excluding GST
Increase	上涨: 每年4%	 4% annually
Net rent	Gross rent - \$86,190.00 PA excluding GST Outgoings - \$14368.01 Net rent - \$71,821.99 PA excluding GST	
Sale price etc		

研究案例 – 每年固定4%

Case Study - 4% Fixed each year

Portal Office Park Case Study Fixed 4% increases each year

门户办公园区研究案例，每年固定增长 4%

Net Rent x 4% increase = New rent in year 2 etc

净租金 x 4%增长率 = 第 2 年的新租金

- ▶ Net Rent \$71,822 per year
每年净租金 \$ 71,822
- ▶ Year 2 of lease: $\$71,822 \times 1.04 = \$74,694$
租约第 2 年: $\$ 71,822 \times 1.04 = \$ 74,694$
- ▶ Year 3 of lease: $\$74,694 \times 1.04 = \$77,682$
租赁第 3 年: $\$ 74,694 \times 1.04 = \$ 77,682$
- ▶ Year 4 of lease: $\$77,682 \times 1.04 = \$80,789$
租赁第 4 年: $\$ 77,682 \times 1.04 = \$ 80,789$
- ▶ Year 5 Market Review... then 4% increases each year after that for the remaining 3 years
第 5 年市场调整.....然后在接下来的 3 年中每年增长 4%



采用租金上涨 – CPI

Applying Rent Increases – CPI

- ▶ If your rental increase is by CPI then you will have to find out how much the CPI is and multiply that, by the current rent to get the new rent due

如果您的租金增长是按 CPI 计算的，那么您需要知道 CPI 是多少，然后乘以当前租金，得到新的租金

- ▶ Usually the lease document will stipulate which CPI is to be used.

租赁文件通常会规定使用哪个 CPI。

- ▶ The CPI for each commercial property will be specified in the lease in the definitions section. Please check to make sure which one you need to use

定义部分的租约中应规定每处商用物业的 CPI。 请检查以确保您需要使用哪个CPI

- ▶ The Australian Bureau of Statistics (ABS) puts out different CPIs for different cities and also for different industries.

澳大利亚统计局 (ABS) 针对不同城市和不同行业制定了不同的 CPI。

- ▶ If the lease specifies that the Sydney CPI is to be used, then you need to use the Sydney CPI column

如果租约指定要使用悉尼 CPI，那么您需要使用悉尼 CPI 一栏



1

ALL GROUPS CPI, Index numbers(a)

Period	各组CPI、指数								Weighted average of eight capital cities
	Sydney	Melbourne	Brisbane	Adelaide	Perth	Hobart	Darwin	Canberra	
2012-13	102.6	102.2	102.0	102.1	102.2	101.2	103.1	101.9	102.3
2013-14	105.2	105.0	104.9	104.7	105.3	103.7	106.9	104.2	105.0
2014-15	107.3	106.5	106.8	106.3	107.2	104.9	108.4	105.3	106.8
2015-16	108.9	108.2	108.5	107.2	108.2	106.3	108.5	106.1	108.3
2012									
June	100.5	100.4	100.5	100.2	100.5	99.9	100.7	100.3	100.4
September	102.2	101.6	101.6	101.7	101.6	100.6	102.0	101.4	101.8
December	102.3	102.0	101.9	102.1	101.9	101.0	102.0	101.8	102.0
2013									
March	102.7	102.4	102.0	102.1	102.4	101.3	103.7	101.9	102.4
June	103.1	102.6	102.5	102.3	103.0	101.7	104.6	102.5	102.8
September	104.3	104.0	103.8	103.7	104.2	102.6	105.5	103.1	104.0
December	105.0	104.8	104.6	104.4	104.9	103.6	106.5	104.1	104.8
2014									
March	105.6	105.3	105.2	105.1	105.6	104.1	107.4	104.6	105.4
June	106.0	105.9	105.8	105.5	106.4	104.5	108.1	104.8	105.9
September	106.6	106.1	106.5	105.9	106.9	104.6	108.3	105.2	106.4
December	106.8	106.3	106.7	106.2	107.0	104.7	108.5	105.3	106.6
2015									
March	107.3	106.4	106.7	106.3	107.1	105.0	108.3	105.2	106.8
June	108.3	107.1	107.4	106.8	107.7	105.1	108.3	105.6	107.5
September	108.6	107.6	108.1	107.1	108.1	105.7	108.7	105.8	108.0
December	108.9	108.3	108.5	107.3	108.6	106.6	109.0	106.0	108.4
2016									
March	108.7	108.2	108.5	107.0	107.9	106.4	108.0	106.2	108.2
June	109.3	108.6	109.0	107.5	108.2	106.4	108.3	106.4	108.6

(a) Unless otherwise specified, reference period of each index: 2011-12 = 100.0.

期限 悉尼 墨尔本 布里斯班 阿德莱德 珀斯 霍巴特 达尔文 堪培拉 八个省会城市的

加权平均值



采用租金上涨 – CPI

Applying Rent Increases – CPI

- ▶ The rental increase for your tenant is calculated yearly so using the CPI Equation, you are comparing the CPI from the quarter that has just finished (for this example – June 2016) to the same quarter last year (June 2015) to get the change in CPI.

您租户的租金上涨是每年计算的，因此使用 CPI 公式，您可以将刚刚结束的季度（本例中 - 2016 年 6 月）与去年同一季度（2015 年 6 月）的 CPI 进行比较，以获得 CPI 的变化。

- ▶ You do that by dividing this year's CPI (109.3) by last year's CPI (108.3).
你可以用今年的 CPI (109.3) 除以去年的 CPI (108.3)。



采用租金上涨 – CPI

Applying Rent Increases – CPI

Applying the Equation 应用方程：

- ▶ $A = B \times (C / D)$
- ▶ Adjusted Rent = Current Rent x (CPI [quarter just gone] /CPI [same quarter last year])

调整后租金 = 当前租金 x (CPI [刚刚过去的季度] /CPI [去年同一季度])

For Example 例如：

- ▶ Adjusted Rent = \$50, 000 x (109.3/108.3)

调整后租金 = \$ 50, 000 x (109.3/108.3)

- ▶ Adjusted Rent = \$50,461.68

调整后租金 = \$ 50,461.68

- ▶ So the new adjusted rent for the next year is \$50,461.68

因此，下一年的新的调整后租金为 \$50,461.68



▶ Use ABS site: <http://www.abs.gov.au/ausstats/abs@.nsf/mf/6401.0>

使用ABS网站：<http://www.abs.gov.au/ausstats/abs@.nsf/mf/6401.0>

▶ Click on Capital Cities Comparison

点击省会城市比较

The screenshot shows the ABS website page for the Consumer Price Index (CPI) in Australia for December 2018. The page is titled "6401.0 - Consumer Price Index, Australia, Dec 2018" and includes a "Quality Declaration" link. The main content area is titled "DECEMBER KEY FIGURES" and features a table comparing the weighted average of eight capital cities for two periods: Sep Qtr 2018 to Dec Qtr 2018 and Dec Qtr 2017 to Dec Qtr 2018. The table shows the percentage change for various categories, with the overall All groups CPI rising by 0.5% in the current quarter and 1.8% in the previous quarter. A red arrow points from the "Click Here" text to the "Capital Cities Comparison" link in the left sidebar, which is also highlighted with a red box. The sidebar also contains other links such as "Main Contributors to Change", "Use of Price Indices in Contracts", "Selected Tables - Capital Cities", "About this Release", and "History of Changes".

Click Here 点击此处

6401.0 - Consumer Price Index, Australia, Dec 2018 [Quality Declaration](#)
LATEST ISSUE Released at 11:30 AM (CANBERRA TIME) 30/01/2019

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DECEMBER KEY FIGURES

	Sep Qtr 2018 to Dec Qtr 2018 % change	Dec Qtr 2017 to Dec Qtr 2018 % change
Weighted average of eight capital cities		
All groups CPI	0.5	1.8
Food and non-alcoholic beverages	0.9	1.5
Alcohol and tobacco	3.2	6.8
Clothing and footwear	-0.2	-0.7
Housing	0.2	1.5
Furnishings, household equipment and services	0.5	-0.8
Health	-0.4	3.3
Transport	-0.7	2.8
Communication	-1.3	-4.3
Recreation and culture	1.1	1.7
Education	0.0	0.7

省会城市比较

- ▶ Scroll down the webpage -you will see the following table which lists all the CPI changes for each capital city.

向下滚动网页 – 您将看到下表，表格中列出了每个省会城市的所有 CPI 变化。

- ▶ You can just take the CPI figures from last column of the table titled “Dec Qtr 2017 to Dec Qtr 2018 and multiply that by your current rent to work out the new rent.

您只需将表格最后一列标题为“2017年12月季度至2018年12月季度”的CPI数据乘以您当前的

	Index number(a)	Percentage change	
	Dec Qtr 2018	Sep Qtr 2018 to Dec Qtr 2018	2017年12月季度至2018年12月季度
Sydney	115.2	0.4	1.7
Melbourne	114.6	0.5	2.0
Brisbane	114.0	0.5	1.5
Adelaide	113.0	0.5	1.6
Perth	111.3	0.5	1.3
Hobart	113.6	1.2	3.0
Darwin	111.0	0.2	1.2
Canberra	113.1	0.7	2.5
Weighted average of eight capital cities	114.1	0.5	1.8

(a) Index reference period: 2011-12 = 100.0.

选择你所在的州

SYDNEY (+0.4%)

The main contributors to the rise in Sydney this quarter are tobacco (+9.5), domestic holiday travel and accommodation (+5.5%), fruit (+5.0%) and new dwelling purchase by owner-occupiers (+0.8%). The rise is partially offset by falls in automotive fuel (-3.8%) and telecommunications equipment and services (-1.5%). Sydney had the largest fall in automotive fuel of all the capital cities for the quarter.

MELBOURNE (+0.5%)

The main contributors to the rise in Melbourne this quarter are tobacco (+9.2%), domestic holiday travel and accommodation (+7.5%) and fruit (+4.7%). The rise is partially offset by falls in automotive fuel (-2.3%), wine (-2.7%), and gas and other household