



## Australian property market: Growth during spring season



### From the desk of...

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The beginning of a new year is an exciting time for real estate. Not only do you have the continuing effects of the spring surge in selling, but there's also a large number of property buyers still available who prefer to wait for things to cool down a little, which, ironically makes the autumn season the second biggest.

#### Stats don't lie

Looking back at the recent auction results, it's clear to see that the Australian property market is as healthy as ever. With clearance rates consistently around the 72 per cent mark, according to Australian Property Monitors, auctions are clearly the order of the day.

The rate of capital growth has slowed, as shown by figures released by RP Data, but it is still strong for the whole country.

The average per cent change year-on-year for all dwellings in the five capital cities was aggregated at 9.07 per cent. Although not as high as some previous months, this is still an incredible figure and shows that the market is reaching a more stable rate of growth.

According to Peter Bushby, president of the Real Estate Institute of Australia, moderating market indicators like the slight decrease in home lending should

appease the Reserve Bank of Australia, as the country settles into a more maintainable stride.

When real estate in the Sydney market is strong it is usually a clear indicator of market trends for the rest of Australia and the RP Data figures for this city look good. Capital growth for the year of 13.09 per cent, made up by a 13.89 per cent increase in houses and 9.58 per cent rise in unit prices indicates there is a healthy Australian property market.

#### Success all round

In his November White Paper, Brian White, joint chairman of the Ray White Group, reflected on a record month for the company. Not only did the group achieve an unheard of \$3.5billion for October, but never before have so many offices recorded sales in excess of \$40million.

"Offices that have planned deep integration within their communities have produced results never before imagined."

Ray White offices all around the country are ready to help local sellers and buyers enjoy every success in 2015. Talk to us now at Ray White Queanbeyan | Jerrabomberra.

## Green improvements for better property returns

Whether it's your family home or an investment property, sustainable renovations are a smart move.

The environmental benefits of an efficient home have always been clear but the financial rewards have also now emerged, thanks to an increasingly green conscious market.

### Not too hot and not too cold

Home insulation has a big impact on keeping a property efficiently temperate. At a minimum, insulate your ceiling and try to source green options such as glass fibre batts which are made from 80% recycled material.

### Maximise natural light

If your property was built before the days of open plan living, review your opportunities to open up rooms by removing walls. The natural light can make a huge difference aesthetically but also cut down energy bills.

### Create windows of opportunity

The right window glass can make a massive difference when it comes to keeping a home at a comfortable temperature. Ask for expert advice as the right materials will be unique to your property and location. As a general guide, it's a good idea to double glaze the rooms used most and install quality blinds, shades or curtains everywhere else.

### Make every drop count

You can improve water efficiency in your home by installing the highest WELS star rated toilets, showers and taps available. Also install flow restrictors on taps that don't need as much pressure. If you have a backyard you can install a rain-water tank but make sure you check with your local council first as some sizes require approval. When landscaping, add

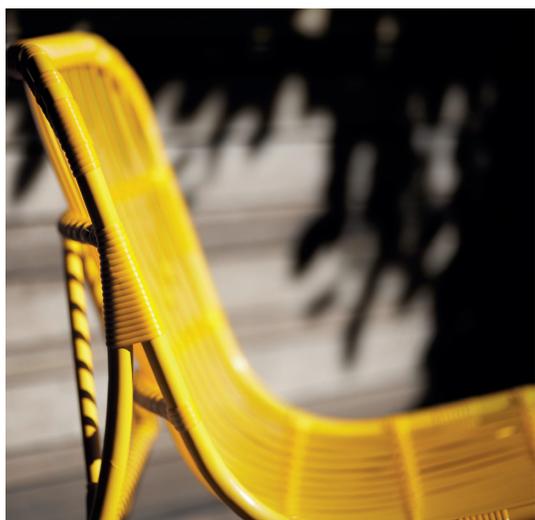
value by selecting local native plants. They'll reduce your water consumption because they've adapted to the climate's rainfall.

### Bump up your star ratings

This one's simple. When replacing appliances select the ones with the highest energy rating.



## The autumn garden



The changing colour of leaves signals the beginning of the end of the growing season. For the gardener, this is the time to start putting the garden to bed. Dig up annuals and add them to the compost heap. You can replant your beds with winter bedding such as pansies and primulas for a colourful display next spring.

Autumn provides an ideal opportunity to move poorly placed plants, and divide overcrowded perennials while the soil is still warm. Cut back faded perennials to 5cm above ground level.

Once your borders are clean and tidy, spread a thick layer of compost, bark chips or well rotted manure across them. Don't worry about digging it in – let the worms do the hard work for you.

The autumn clear up of borders and vegetable plots always generates a lot of plant material for the compost heap.

## Autumn cleaning checklist

Use Autumn's cooler days to conquer the chores and to wrap up after the long summer holidays.

### Outside the house:

Outside the house tend to these autumn chores:

Touch up paint on trim, railings and decks. Use a wire brush to remove flaking paint; prime bare wood first.

Check sealing around windows and doors. Follow manufacturer's recommendations to re-seal if needed.

Inspect external doors and garage doors. Do they close tightly? Install weather-stripping, door thresholds if needed.

Wash exterior windows. Check gutters and downpipes. Clear of debris if necessary.

### The inside story:

Autumn's the time for "spring cleaning"!

Clean from top to bottom. Vacuum drapes and window treatments. Clean windowsills. Vacuum skirting boards and corners. Vacuum upholstered furniture, or have professionally cleaned if needed. Move furniture and vacuum beneath and behind it.

Wash interior windows. Turn mattresses front-to-back and end-to-end to equalize wear.

Launder or clean all bedding: mattress protectors, pillows,



doonas, blankets. Schedule professional carpet cleaning early this month!

Clean and organize kitchen cabinets. Clear kitchen benchtops of all appliances not used within the last week. Clear benchtops look cleaner.

Wash light-diffusing bowls from light fixtures.

## What's your home worth?

**Houses – December Qtr. 2014.** Percentage price changes published by the Australian Bureau of Statistics. The weighted average price of established houses for the eight

capital cities has increased 1.9 per cent since the previous (September) quarter and there has been a 6.8 per cent annual price increase.

**m**  
melbourne

Q'tley change +1.3%  
Annual change +4.5%

**s**  
sydney

Q'tley change +3.4%  
Annual change +12.2%

**b**  
brisbane

Q'tley change +1.4%  
Annual change +5.3%

**a**  
adelaide

Q'tley change +0.8%  
Annual change +2.5%

**p**  
perth

Q'tley change 0.3%  
Annual change +1.2%

**h**  
Hobart

Q'tley change +1.0%  
Annual change +2.2%

**c**  
canberra

Q'tley change +0.2%  
Annual change +1.7%

**d**  
darwin

Q'tley change -0.6%  
Annual change +0.8%

# Is it time to get your investment property managed?



Managing your own property is not for the faint of heart – there's a reason people do it for a full-time job. If you don't have the time to manage your real

estate portfolio, or are searching for your first investment and don't quite know the lay of the land, it could be a great time to hire a property manager.

## What does managing rental properties involve?

Firstly, your property manager has an excellent knowledge of market rents. This will help them give you your investment's potential rental value, as well as ensure they are marketing the property to the right people. Negotiating the lease contract is another big task that can require a lot of specialist knowledge.

Other tasks on your property manager's to-do list will be collecting rent, organising repairs and even representing you at a tribunal hearing in the unfortunate event that one is necessary. These are things that require a lot of know-how.

## Selecting the right tenant

There is a pretty complex screening process that we go through when selecting tenants. These potential renters want to leave their old place of residence – is there any particular reason for this? Occasionally we see tenants who are less than ideal and it's important to make sure you are giving the key to your property to the right people.

## Day-to-day management

Aside from regular inspections to ensure the house is being looked after, there is maintenance to be arranged and rent to be collected. This is where a property manager comes in handy – not only will they collect the rent for you, but they will have strict arrears policies in place. An effective property manager will also provide you with summarised reports of what is going on with your property, so you can still stay connected to the process.

Take advantage of our Property Management experience. Talk to us at Ray White Queanbeyan | Jerrabomberra.

# Recent Sales



86 Severne Street, Greenleigh



117 Bicentennial Drive, Jerrabomberra



28 Kinlyside Avenue, Jerrabomberra



30 Lorn Road, Queanbeyan



1 Cypress Place, Queanbeyan



109 Ross Road, Queanbeyan



2 Goolara Place, Jerrabomberra

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