

WHITEBOARD

1st October 2013

Quarterly Report



There is a Spring in the market

Not only has the weather been great lately but the future is also looking rosy for current property owners with big movements in the median house price in Sydney putting pressure on prices locally.

With prices having increased across the board by 7% in the last 12 months, and up to 39% in some suburbs, and stock levels falling by 30% at the same time, it is a given that prices will continue to rise in the near future. Predictions are that current trends will continue in NSW for some time with a chronic lack of new dwellings and a continuing financial burden imposed by state and local governments acting as a deterrent to developers to provide more land.

The downside of this though is for those that are not in the market already. Buyers who are saving their deposit will need to squirrel away every spare cent to keep up

with prices although some relief is available from the NSW Government's grants for the construction of new homes.

They will also benefit from record low interest rates which are contributing to housing affordability and at present are offsetting the gains that have been made in prices. *David Wood, Principal.*



LOL—Joke corner.

A little girl & her mother were at church. Halfway through, the little girl tells her mother she's going to be sick. Her mother tells her to go in the bushes behind the church. The girl comes back 5 minutes later. "Did you throw up?" "Yes," the girl says. "But I didn't have to go all the way around the back. There was a box near the front door that said "For the Sick."



Residential Rental Update

The growth and strength of our local rental market is continuing to increase as we have seen year after year. The vacancy rate is currently at 1.54%. We believe this to be sustainable due to our desired position; located so close to the M1 (F3) and railway we are central to major surrounding suburbs. Currently the average rent is up at \$323.96 per week.



Did You Know?

1. There are more plastic flamingos in America than real ones.
2. The male fox will mate for life. If the female dies he remains single till death.
3. Your brain is more active sleeping than it is watching TV.
4. Lizards communicate by doing push-ups.
5. The bullfrog is the only animal that never sleeps.

Low stock levels, keen buyers.

Looking at the change in house values over the past twelve months leading up to the elections, you can see there has been an increase to the value of properties. A strong demand from buyers in the market have left stock levels low across the board in our region. Buyers are keen to purchase real estate while the interest rates are low. However property owners were hesitating and waiting for the elections to pass before contemplating what to do. Over the past five election campaigns house prices have traditionally risen and only twice have the values as well as the sales volume rose. In 2001 when the coalition returned for a second term and 2007 when Labor took office from John Howard. Investors pursue property in our region because we are within an hour of Sydney, offering public transport, excellent medical facilities, quality educational facilities & access to the M1. *Cheryl Lomas, Sales Consultant.*



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Brown rice and roast pumpkin salad.

INGREDIENTS: 1 cup (200g) brown rice, 750g Japanese pumpkin, 2 tablespoons extra virgin olive oil, 2 tablespoons soy sauce, 2 tablespoons maple syrup, 3 celery sticks, sliced thinly, 1/4 cup coarsely chopped fresh flat-leaf parsley, 1/3 cup (50g) pecans, toasted, chopped, 2 teaspoons finely grated lemon rind, 1/4 cup (60ml) lemon juice.

METHOD: 1. Preheat the oven to 180°C (160°C fan-forced). 2. Combine rice and 1 litre water in a medium saucepan; bring to the boil. Boil, uncovered, for about 30 minutes or until the rice is tender. Drain. 3. Meanwhile, cut pumpkin into 3cm pieces. Place pumpkin in a bowl with oil, sauce and syrup. Toss until the pumpkin is well coated. Generously line a medium baking dish with baking paper, extending paper over the edges; add the pumpkin and marinade. Roast for about 35 minutes, or until the pumpkin is browned and cooked through. 4. Combine the rice with celery, parsley, pecans, rind and juice in a large bowl; season to taste with salt and freshly ground black pepper. 5. Place the rice mixture on a serving platter; top with the pumpkin. Drizzle with the warm marinade.

Courtesy of The Women's Weekly

Myths Holding Investors Back.



Quick success is attainable; however we need to clear up some common wealth myths. The first – “I missed the boat”: Common consensus is that it is too late to make money through property and that people have missed out. Or they believe that all the good opportunities have passed. This is not true. There has never been a better time to start investing. The market is poised to enter another up cycle. Auction clearance rates are at record highs. And consumer confidence is booming. No. 2 – “Debt is bad”: Successful property investors are aware that there is good and bad debt. One example of good debt is a bank mortgage that allows you to buy a passive income property. This type of debt help’s you to make more money. An example of bad debt is a car loan, buying a new car will almost never increase your income. No. 3 – “You Can Do This Alone”: It is tempting to try and do everything yourself. This is a mistake. Most successful investors understand the best shortcut path to success is by finding a mentor. Seek help from someone who has already achieved the success you desire. Someone who has already overcome the “roadblocks”.

Peter MacIntyre, Principal / Licensee in Charge.



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\$379,000 4 1 1



Morisset Park 16 Park Avenue
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Sunshine 37 Sunshine Parade
\$790,000 2 1 1



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