

WHITEBOARD

April 2014

Quarterly Report



Time According to Alexander The Great.

On his death bed, Alexander the Great summoned his generals and told them his three ultimate wishes:

1. The best doctors should carry his coffin. 2. The wealth he had accumulated in money, gold and precious stones should be scattered along the procession to the cemetery. 3. His hands should be let loose, hanging outside the coffin for all to see.

One of his generals who was surprised by these unusual requests asked Alexander to explain. Here is what Alexander the Great had to say:

1. I want the best doctors to carry my coffin to demonstrate that in the face of death, even the best doctors in the world have no power to heal. 2. I want the road to be covered with my treasure so that everybody sees that material wealth acquired on earth, stays on earth. 3. I want my hands to swing in the wind so people understand that we come to this world empty handed, and we leave this world empty handed after the most precious treasure of all is exhausted, and that is TIME. TIME is our most precious treasure because it is LIMITED. We can produce more wealth, but we cannot produce more time. When we give someone our time, we actually give a portion of our life that we will never take back. Our time is our life." If you would like to move on with your life; invest in property, dispose of a rental property or sell your home, we can provide the expertise to make the process so much smoother. So don't spend another day waiting, call today.

David Wood, Principal.



LOL—Joke corner.

A grasshopper walks into a bar and the bartender says excitedly.
'Hey there, we have a drink named after you!'
The grasshopper looks surprised and he reply's,
'You have a drink named Steve?'

Residential Rental Update

This quarter the vacancy rate has risen to 2.86%. It is not uncommon for the number of vacant properties to increase around March and April. The average rent has also increased to \$332.67 p/w. These figures suggest that although it may take some time to lease your property in the current market, the rental income is very positive.

Did You Know?

1. The act of exchanging gifts of eggs dates back to the time of the Egyptians and Persians! Painted eggs were given as gifts to symbolise fertility and new life.
2. Did you know that a whopping 90 million chocolate eggs are sold in the UK each year. 3. The Easter Bunny originated in Germany, the idea was taken to America during the 1700s.

Award Wining Sales Team.

Congratulations to Cheryl Lomas on being awarded the Premier Award for excellence in sales performance within the Ray White Group. The Award of "Premier Member 2014" is presented to sales experts that have achieved high sales results for the calendar year.

We are very proud of Cheryl and delighted that her long hours, hard work and determination have paid off. Cheryl is a valued member of our team who is consistently outperforming, her proven track record and dedication to her clients has resulted in this great success and wonderful achievement. If you would like to list your property with an award winning agent, contact Cheryl 0434 203 161.



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Easter Chocolate Nests.

INGREDIENTS: 200g packet milk chocolate melts. 100g packet Chang’s fried noodles, roughly crushed. 3/4 cup pink fairy floss. 110g packet candy coated milk chocolate Easter eggs. 12 miniature toy chickens.

METHOD: Grease a 12-hole, 1 & 1/2 tablespoon-capacity round-based patty pan. Line the base and sides of each hole with a 3cm x 10cm strip of baking paper. Place chocolate melts in a heatproof, microwave-safe bowl. Microwave on medium-high (75%) for 2 to 3 minutes, stirring every 30 seconds with a metal spoon, or until melted and smooth.

Add noodles to melted chocolate. Stir to combine. Working quickly, place 1 rounded tablespoon mixture in each hole. Using a spoon, mould into a nest shape. Refrigerate for 30 minutes or until set. Remove nests from pan by sliding a butter knife under baking paper.

Remove paper and arrange on a large plate.

Place a little fairy floss in the base of each nest. Top each nest with 1 Easter egg and a miniature chicken. Serve immediately.

Kodie-Liegh Bushby, Administration.

Tenants Trash House—Privately Managed.

Vandalism of a family home in west Melbourne has exposed the dangers of landlords self-managing their properties. The home was left in a state of disarray with broken furniture and debris scattered across the lawn of the house, a couch on the roof, and an ironing board hanging from a tree. The investment property had been self-managed by a landlord who had spent \$25,000 renovating. He told *Ten News* he had been shocked by what he saw. “It’s malicious, it’s devastating,” he told *Ten News*. “I’m very scared. I don’t want to go there alone.”

The incident was a good reminder that owners should use professional agents, rather than trying to do it themselves. Preventing situations like this case comes down to the way properties were set up at the beginning. If the owner has managed it themselves, how good is their documentation? How good is their conditional report? Have they got insurance on the property, because a lot of insurance companies won’t insure if they are self-managed? If we are in a situation where we end up with a tenant like that, we’ve got the documentation to fight it right to the end to get that money back for the landlord, whereas in this case, the landlord is in a position where they’re probably going to have a big loss.



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