



Craig Sharp's Market Report

Ray White Top 10 Agency Principal 2010, 2011, 2012



From the desk of...

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It's been an amazing 12 months since we sold Ray White Toowong to embark on our latest challenge... the exciting new office at Chapel Hill Ray White MetroWest.

We commenced with the two of us and two staff members. Since then, Krista and I are proud to announce we have moved ahead in leaps and bounds.

Many of you would have seen our 52 sqm office space on the ground floor of the MetroWest Convenience Centre, near Simon's Gourmet Deli. We have now handed this space over to Flight Centre as we needed more room. In December 2013 we moved upstairs to what many would remember were Nathan Tinkler's offices. We are very pleased with the space which now houses our team of over 14.

Our sales highlight, and in fact one of the largest inner Brisbane residential sales of 2013, was a property transacted at just under \$4 million. The home was also featured on national television which added to the excitement of the end result. Our sales and business growth projections for the first year of Ray White MetroWest have been well and truly surpassed. Thank you to all of you who have welcomed and supported the new office.

The growth in our local suburb of Chapel Hill has not let the local community

down either with a 6.67% quarterly price growth recorded by rpdata in February. Below is a list of the top performing suburbs for house sale prices. Is yours there?

Top 10 Performing Suburbs – House Price

Suburb	Quarterly Sale Price Growth %
Auchenflower	2.38
Bellbowrie	2.05
Chapel Hill	6.67
Indooroopilly	1.74
Kenmore	4.01
Middle Park	1.75
Toowong	2.94
Sherwood	4.53
Sumner	2.98
Westlake	8.13

source RPDATA Feb 2014

Ray White MetroWest is your local super office dedicated to assisting you with all of your real estate needs whether you are selling, renting or just want to be kept up-to-date. From "Milton to Moggill and More" we look forward to meeting you in the community soon.

Want to know more? Check out why we love "where we live" on film at www.raywhitemetrowest.com.au.

Top tips for an inexpensive renovation

Add a front fence The frame around the Mona Lisa ... Street appeal, you can't go past it. You don't want a prospective buyer passing by. You want them to stop, and say "Wow, I'd love to live there". A classic, functional and inexpensive front fence completes the picture.

If it doesn't move, paint it! Not quite, but paint gives you more bang for your buck than pretty much anything else.

Add a carport You can put up a carport for a few thousand dollars. And, if there is a garage, you can bet it will be used it as an office rumpus or maybe just storage.

Add a bedroom Most people think "new bedroom that's \$20-30,000" No, it's not! You find an area under the main roof and put up a couple of walls, a door, and electricals if needed and \$1500-\$2000 later you have a bedroom. If it's an investment property you can expect more in rent.

Get the indoor/outdoor look French doors and bifold doors can open it up. Sometimes you can get them second hand from a demolisher. Think creatively. Maybe you can take out a window and put in a door to a deck or courtyard area, an outside area for entertaining which can be created almost anywhere and doesn't cost a fortune.

Update the kitchen You need to get this right but don't let it become a money pit. Update the door handles and paint the tiles. If the kitchen carcass is okay you can just add a new benchtop or change the doors.

Improve the bathroom Update it. Dump those mouldy and limp shower curtains and add a new showerscreen. Trash

that pink vanity and install a new one. White is bright. Tile and laminate paint is the way to go. Resurface the bath and wall tiles. Add shiny towel rails, good lighting and an exhaust fan. Complete the picture with a new WC and a big mirror.

Sand & polish timber floors This is a timeless way to add value to a property. Gleaming floors add so much warmth and character. Just make sure that the timber is sound before you go too far. You might have to bite the bullet and go with carpet over hardboard if it's in poor condition.

Edited from The Reno Kings www.renos.com.au



Boring back yard? Then simply turf it!



The problem with lawns is that they can take a lot of hard work to grow. However, a beautiful lawn is actually really good for your property value.

Thankfully, rolling out turf simplifies the process and removes a lot of the hard work as well as giving you 'instant' results.

Before you begin to lay your new turf speak with a landscaping supplier who will be able to advise you on the best type of topsoil and turf to use.

Next you want to make sure that you're raking the soil properly so it isn't too hard and solid. This allows the grass to grow properly. You'll also need a nice sharp cutter – whether it's a spade a knife or a hedge trimmer.

Start by rolling out the turf from the outside of the space working inwards. Lay the rolls out tightly tucked together. Water down the turf as you're rolling it out and water it down again after laying to make sure there's enough moisture to keep the grass growing.

The final step is simply to watch the beautiful new lawn take root.

Harmony in the garden



principles. Think of each area and match your garden decor accordingly. For example, an outdoor fountain is excellent for energy, while a metal sculpture can add a feeling of harmony to your garden.

Again, working with feng shui colours is a great way to emphasize various rhythms in your garden. In feng shui, colour is used according to the five elements theory and you can bring harmony and joy to your garden by choosing colours that emphasize these energies. For example, the fire energy in the south with red or purple flower colours or light yellow colours in the southwest for earth energy.

In designing your garden, be sure to allow gently curving pathways for Chi, or energy, to flow smoothly. Straight lines are rarely present in nature; so use relaxing, flowing shapes and pathways for your 'harmony' garden.

Garden decor can be used based on subtle feng shui

Enjoy creating your harmony garden using shapes, items, colours and nature elements that give you and your family and friends pleasure to look at and spend time in.

The more joyful energy you put into your garden, the more it will reflect back to you, as well as to your home.

What's your home worth?

Houses – March 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 1.7 per cent from the previous quarter. Since the previous quarter, except for Canberra there were price rises across all capital cities.

melbourne

Q'rtley change +2.1%
Annual change +10.9%

sydney

Q'rtley change +2.3%
Annual change +15.7%

brisbane

Q'rtley change +0.8%
Annual change +6.1%

adelaide

Q'rtley change +0.7%
Annual change +4.9%

perth

Q'rtley change +1.1%
Annual change +7.3%

hobart

Q'rtley change +1.4%
Annual change +4.8%

canberra

Q'rtley change -0.1%
Annual change +1.1%

darwin

Q'rtley change +1.1%
Annual change +4.1%

