

# Our Community Newsletter



## Beaches Events

- 14 Feb Valentines Day
- 24 Feb Chamber Philharmonica Cologne (Classics from Germany) @ St Matthews Anglican Church @ 8pm  
Cost: Free
- 26 Feb Hawaii Airlines Sydney Harbour Challenge Manly Wharf @ East Esplanade
- 27 Feb Australian Open of Surfing 2016 @ Manly Beach South Steyne
- 28 Feb Manly Inflatable Boat Race Manly Beach Front  
Start: 10.30am  
Cost:\$40-\$50
- Every Fri World Food Markets 5pm – 9pm @ Gilbert St, Manly
- Every Sat & Sun Manly Market Place 10am – 5pm Market Lane, Manly
- Every Wed & Sun Manly Fresh Produce Markets 8am – 2pm Manly Plaza @ Short Street, Manly



Every **Saturday**, Ray White holds **more home inspections than any other brand**

### Complimentary Market Appraisals

Over the next 30 days we will be offering complimentary market appraisals for all property owners. This will give residents an idea of what price buyers are prepared to pay in the current market. You may be surprised or just curious. This opinion is totally obligation free, it's part of the Ray White service to the local community. As it is our intention to talk to as many residents as possible, all we need is 10-15 minutes of your time. Please feel free to call or email until 7pm to book your appointment. Contact us on 9907 6618 or at [balgowlah.nsw@raywhite.com](mailto:balgowlah.nsw@raywhite.com)

## Did you know?

### Fascinating facts About 29 February

- A person born on Feb 29 is called a "leaping" or a "leaper"
- In Ireland & Britain it is a tradition that women may propose marriage only in leap years.
- In Greece a marriage in a leap year is considered unlucky. 1 in 5 couples will avoid getting married in a leap year.
- In France, since 1980, La Bougie du Sapeur a satirical French newspaper is published every leap year

## Market update

As always, buyer sentiment is heavily influenced by the combination of local area market information and the overall macroeconomic environment. While the Reserve Bank (RBA) was almost unanimously expected to leave the official cash rate on hold this week at 2% for the ninth month in a row, there is speculation over the rising need for further cuts later this year.

The Australian newspaper reported a sluggish economy is the result of sharp falls in global equities markets and a deteriorating outlook for world growth. The world oil price was said to be "wallowing" at 13 year lows, with growth prospects weakening for Australia's three major trading partners – the US, Japan and China. AMP's chief economist Shane Oliver cited recent cuts in official cash rates in New Zealand, Japan and Europe to ward of deflation in their own sluggish economies. Oliver is just one of a growing number of economists who expected the RBA's accompanying statement to reflect the intention for at least one further cut this year.

Meanwhile in the property market, reports continue to be largely conflicting. In Sydney, the country's key market, the Australian Financial Review reported prices are likely to "dodge a bullet" this year, despite sharp falls in the December quarter. The latest Domain report shows prices fell by 3.1% over the three months, but NAB's chief economist Alan Oster says prices are more likely to go sideways over 2016, rather than fall further. HSBC economist Paul Bloxham says regulatory changes to curb property investment have had a greater effect in Sydney than in other capital cities and despite a persistent under supply, an increasing number of properties coming to market has marginally eased pressure on prices.

With future conditions as difficult to predict as always, we encourage you to carefully review all activity around your property this week in light of the current environment.

# Best Reasons to Employ a **Property Manager**

Becoming a landlord opens up a whole new world of challenges for property owners. Sure, building a real estate portfolio is a smart investment strategy, but along with all the financial benefits come a lot of peripheral concerns you need to be aware of.

That's where a professional property manager can come along, saving you from the day-to-day headaches of tenancies, maintenance and any unexpected issues as they arise. Here are just three of the best reasons to bring a manager in to oversee your investment property.

## 1. DEALING WITH TENANTS

When you become a landlord, the biggest wild cards you will have to deal with are your tenants. In an ideal world, every tenancy agreement would go off without a hitch, with simple, painless advertising and interviewing, no damage to your property and all rent paid on time. Sadly we don't live in such a rental utopia, and dealing with tenants can be tricky business.

An experienced property manager is able to take all of these

potentially stressful issues off your hands.

## 2. LANDLORD OBLIGATIONS

Whether at a national or state level, the laws governing houses for rent tend to vary in subtle ways. Any time the legislation changes, it is the landlord's responsibility to amend their agreements as required, and keep tenants fully informed.

## 3. THEY'VE SEEN IT ALL BEFORE

As mentioned above, being a landlord isn't always smooth sailing. That's why it pays to have a professional on hand to tackle any problems that might spring up throughout the course of a tenancy. Whatever the situation, chances are your property manager will have already been through it, and will have the know-how to resolve it with little impact on you.

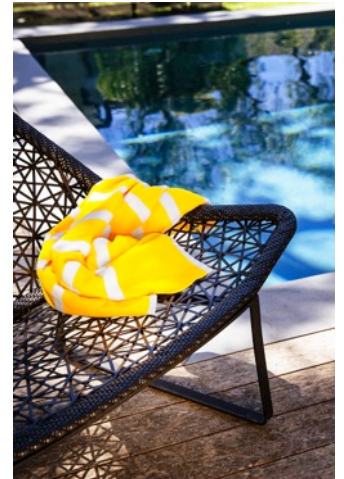
# Swimming Pool Barrier Fence Certification

As of 29 April 2016, all properties with a swimming pool safety barrier fence must be inspected and certified **before the property can be leased or sold.**

It is important to note that if you are intending to lease or sell your property in the near future, you are required to lodge a 'Swimming Pool Compliance Certificate Application' in order to obtain a certificate of compliance.

If you are intending on selling or leasing a property in the near future please be aware of potential council backlog of applications that could potentially delay the sale or lease of a property.

Please note that if a swimming pool and barrier fence has been issued with an Occupation Certificate, please notify Council, as you may not be required to lodge a Swimming Pool Compliance Certificate Application.



## A message from Mick - our resident finance expert



Ray White partnering with **LoanMarket**

### Get financially prepared for 2016

As we farewell another year, many of us will be looking forward to a well-deserved break over the festive season. During the down time, it's a good idea to start thinking about what you want to achieve financially in 2016. Here is how you can prepare:

### Reflect on the year that was

Before you set your new goals, it's important to evaluate how you progressed in 2015.

### Be specific in your goal setting

Setting a goal that's vague such as "save money" or seemingly unconquerable like "pay off debt" is probably not going to be all

that successful. When you're setting your goals for the year, you're much more likely to achieve them if you identify specific things to work towards.

As you write down your 2016 goals make note of these three things:

- 1 - Identify how you can measure your progress and subsequent success;
- 2 - Consider how realistic the goal is;
- 3 - Set yourself deadlines. If you have multiple goals you might stage them out into three, six and 12-month timeframes.

### Review throughout the year

Every quarter take some time to review your progress so that your goals remain realistic and achievable.

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