

PROPERTY NEWS

Ideas to help you when you're Buying or Selling

Housing sector outstrips shares, U.S. market!



Interest rate cuts bring more relief to homebuyers

The decision by the Reserve Bank of Australia (RBA) to slash interest rates by a further 100 basis points, thereby reducing the cash rate to 3.25 per cent, has been widely applauded in money markets and the broader community.

The RBA justified the cut taken at its February board meeting, by stating there had been a significant deterioration in world economic conditions late in 2008.

In a statement the RBA said: "In these circumstances, the board judged that a further sizable reduction in the cash rate was appropriate, to give further support to demand."

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- Supporting local junior cricketers
- Property market remains strong
- Investment strata property tips



A letter from the Editor

Dear Reader

Welcome to 2009.

Once again we're excited to bring you our latest newsletter.

It's our hope that you glean some very useful hints on property investment from our newsletter.

The past month has seen resurgence in sales and buyer enquiry in and out of town up to the \$400,000 price range.

There has also been some encouraging interest and also sales of building blocks in Mudgee.

We believe that 2009 will be a stronger year in real estate in the district. The Government's 1st Home Buyers Grant and predictions of a further interest rate drop in March are all encouraging signs. Certainly our sales volume is up and listings in the under \$400,000 range are starting to look a little tighter.

We all know what happens when there are fewer listings and more buyers!! Could that be just around the corner? Now is the best time to buy!

We wish all our readers a healthy and friendly happy new year.

In the meantime, love where you live

Hugh Bateman
Principal



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Batting for Mudgee

The Property Shop hosts fund raising event for local junior cricketers

The Property Shop's recent evening with Geoff 'Henry' Lawson, Australia's premiere Test Cricket fast bowler was a huge success.

Geoff, accompanied by well-known cricket coach Warren Smith and Mudgee's own University of NSW cricket player, Tim Lang, provided a fun filled night that saw the agency's auction room packed. There was no shortage of patrons for the BBQ and refreshments provided by The Property Shop's team in the firm's car park.

Principal Hugh Bateman said the agency was delighted that the Mudgee Junior Cricket team was the recipient of a whole lot of dollars raised through the auction and raffles held on the evening.

He said The Property Shop looked forward to hosting more evenings for local clubs, charities or associations during 2009.



Properties for sale

QUIET CUL-DE-SAC GARDEN UNIT



- East Mudgee location, walk to CBD
- Two bedrooms
- Modern kitchen
- Lounge with sunny northerly aspect
- Paved rear BBQ area
- Exceptional value

MUDGEE \$190,000

Damian Kearns 0418 205 551

BRAND NEW AND BEAUTIFUL



- Modern brick veneer, four large bedrooms
- Ensuite, walk-in wardrobe
- Formal sitting room
- Sunny open-plan lounge/dining area off the kitchen
- Modern kitchen, gas cooking
- A quality home, superior fitout

MUDGEE \$359,000

Scott Fittler 0407 224 414

Strong house prices stun sceptics

Markets expected to
improve as rate cuts,
stimulus packages,
kick in!

From page 1

Its decision followed an earlier announcement by the Federal Government of a second economic package designed to keep the economy afloat. The \$42 billion plan aims to boost employment and insulate the economy from the affects of the global financial crisis.

The latest moves by the RBA and the Federal Government, plus the increased government incentives for first homebuyers, are expected to further stimulate the residential property market. They come amid reports that Australia's property market performed remarkably well last year despite the global economic turmoil.

According to an announcement by RP Data, Australian property values demonstrated exceptional resilience to the global financial crisis with overall property values falling by only 2.6 per cent last year. The report stated that including rents, the total returns to residential property were actually positive in 2008.

The combined RP Data-Rismark International National Property Indices report noted that by comparison US house prices were down by more than 25 per cent, the benchmark ASX All Ordinaries Index fell by 45 per cent, and Australian Listed Property Trusts (LPTs) declined by



55 per cent.

Based in Brisbane, RP Data has been providing detailed information to the Australian and New Zealand property industry since 1991. It is renowned for its accurate and reputable research into both residential and commercial property markets.

The report stated that the key driver of the modest tapering in Australian house prices was the rise in mortgage rates from just 8 per cent in July 2007 to a peak of 9.6 per cent in mid-2008, a situation which is now being reversed by the RBA.

The Principal of The Property Shop, Hugh Bateman, told Property News that the latest interest rate cut and Federal Government initiatives bode well for local property markets in 2009.

"This is welcome news indeed," Hugh said. "Coming on top of the reports that the national property market was far more resilient last year than expected, the

interest rate cut and economic stimulus package give added impetus to our belief that we will see an improvement in house prices this year.

"Our agency has never contributed to the doom and gloom scenario and despite all the negativity we are continuing to sell well," Hugh said.

"We are firmly committed to continuing to provide excellent service to all our clients. We will be only too pleased to give vendors our opinion about the state of the local market and what we believe lies ahead this year for vendors, purchasers and tenants in Mudgee and the surrounding areas."

If you have any questions about real estate, contact The Property Shop. Hugh and his team of expert consultants will answer any queries you may have and if you are planning to sell your property then they will give you their honest opinion about what they believe it is worth.

View properties for sale at www.thepropertyshop.com.au



*Working for you
around the clock!*

Are you selling for the right price?

If you would like to sell your property please call our sales team on 6372 2222 and rest easy in the knowledge that our team of experts will look after you!



Hugh Bateman
Principal



Scott Fittler
Property Consultant



Damian Kearns
Property Consultant



Troy McKellar
Property Consultant

www.thepropertyshop.com.au

BUYING STRATA PROPERTY



If you are thinking about purchasing an investment property governed by Strata Laws, what do you need to know?

What is a strata title property?

Owning a strata title means you have individual ownership of a dwelling within a block or multi-unit complex.

There are many forms of strata property including duplexes, triplexes, villas, townhouses and unit complexes which are all strata or survey-strata schemes.

Purchasing this type of property, means you become a joint owner of the common areas and share the responsibilities and liabilities with the other owners in the building.

The commonly owned areas in a strata title complex include those areas not divided or assigned to individual ownership.

For example driveways, gardens, visitor car parking bays, and facilities that are available to all owners such as gyms, laundries or entertainment and recreational areas.

A strata title building is managed by a body corporate who maintains the common areas on behalf of all the unit holders.

The body corporate arranges maintenance, organises meetings and

takes care of the daily financial affairs of the building and all unit owners automatically become members of the corporation.

What should you know before buying a strata property?

When purchasing a strata property, make sure you understand the operations and finances of the body corporate before signing the contract.

You need to find out what common areas you will own, what levies are charged by the strata company and what by-laws have been enforced by the complex.

It is also helpful to find out whether the other lots are owner-occupied or mainly tenanted, if there is a strata manager and whether the company has enough funds to cover the costs of the complex's maintenance.

This information should be given to you when you express your interest as a buyer.

Owning a unit will also allow you to voice your opinions and have a say on things affecting the corporation.

In most cases if you own one unit this

equates to one vote.

What are some of the restrictions of owning a strata title property?

There are endless benefits of owning a strata title property, however because of the nature of the building, there are restrictions on renovations.

Before any work can be completed, all unit owners must gain permission from the body corporate.

Small changes like new carpet or a fresh coat of paint, usually do not need approval.

However, replacing the kitchen, knocking out walls or installing new window frames needs to be approved by the body corporate.

For external alterations or anything that dramatically transforms the overall appearance of the building, you will also need to consult the body corporate for their approval.

Most of the time, the approval of these changes is made by a majority vote by the unit holders.

If you would like to know more about buying a strata title property and what it involves, contact us today.



Working for you around the clock!

Want to rent your property?

Call us today on 6372 2222!



June Lewis Commercial/Strata Manager
Tony Bibb Residential Property Management
Ray Peters Residential Property Management
Jason Martin Commercial/Strata Management

The Property Shop Property Management staff are committed to protecting your investment and obtaining the best possible return. For an obligation free appraisal of your rental property contact us and we'll look after you.

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