

# PROPERTY NEWS

*Ideas to help you when you're Buying or Selling*

## WHAT DO YOU LIKE ABOUT MUDGEE?



**Mudgee residents have the chance to win an LG 50" high definition plasma television if they answer a simple questionnaire about why they like the town.**

The Principal of The Property Shop, Hugh Bateman said the company was keen to know what people liked about the area.

"Mudgee is a great place to live, the town has so many features for everybody, but we are keen to know just what it is about the area that people like the most.

"As such, our agency recently delivered a flyer to residents' mailboxes headed 'What do you like about Mudgee?'

"There are no doubt hundreds of reasons why people love Mudgee. However, we would like to hear the reasons why from them. So help us to know what you think, by filling in the questionnaire on the flyer and returning it to our office by 5:30pm on Thursday, the 5th of August," Hugh said.

"As a thank you for your thoughts, you will go in the draw for a chance to win an LG 50" high definition borderless plasma television. It's a great television and a great reward for sharing with us why you love living in Mudgee.

"So put pen to paper and tell us your answer to the question 'What do you like about Mudgee?'

If you haven't received a flyer, please call us.

**For the best advice about selling, buying or leasing real estate, contact The Property Shop on 6372 2222. Hugh and his colleagues are all committed to Mudgee and understand the town's real estate market like no other agents.**

In this issue of Property News:

- Win a plasma TV
- Property shop consultant wins accolade
- How to save on your water bill



[www.thepropertyshop.com.au](http://www.thepropertyshop.com.au) **6372 2222**

## Letter from the Editor

Dear Reader

Tenders from companies interested in operating the proposed \$1.3 billion open cut coal mine at Cobborah are in the hands of the joint venture that is working towards lodging an application for the project with the State Government shortly.

The project operated by State owned operators Macquarie Generation, Delta Electricity and Eraring Energy have joined in a bid to supply coal to seven power stations that produce the majority of electricity used in NSW.

A preliminary environmental assessment originally identified the end of the year as the start of construction. The mine is expected to be operational by 2013. The project would create more than 2000 jobs and put an estimated \$424 million into the local economy.

When approved this project will be a massive boost to the Mid-Western Regional Council area and in particular Mudgee and Gulgong. Already other areas are vying to compete for the project by supporting it. Dubbo City Council are endeavouring to woo the project owners in order to showcase that city's ability to offer lifestyle choices for employees. While not compromising our Shire's position in obtaining the deserved infrastructure for roads and rail in our area, and satisfying water requirements, it is imperative that our Shire brethren keep their finger on the button in order that our area achieves the fair share of the project's spin offs and benefits.

We need to establish and consolidate a good relationship with the project consortium to negotiate a mutually satisfying outcome.

In the meantime...  
love where you live!

**Hugh Bateman**  
Principal



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# Young consultant wins top agent's accolade

## The Property Shop's, Lucas Sheppard, wins Excellence in Real Estate Award

**Mudgee real estate consultant, Lucas Sheppard, has been awarded the Australasian Real Estate Results Network, Excellence in Real Estate Award, for the first quarter of 2010.**

Presented at the Network's PowerUp in Sydney recently, the 21 year old said he was humbled by the award.

Lucas, who is Mudgee's youngest real estate consultant, is a hardworking young man who was School Captain at Mudgee High School. He worked five separate jobs enabling him to buy his first home at the age of 18.

The Principal of The Property Shop, Hugh Bateman, said Lucas was also a keen cricketer and knew all about getting the runs on the board both on and off the field.

"Lucas is a determined person who is keen to learn new practices and methods in his real estate career," Hugh said.

The Real Estate Results Network comprises a group of successful agents

from Australia and New Zealand whose focus is on training real estate agents, sharing ideas and networking.

Hugh said the group offered some of the best training in the industry and provided professional methods and standards to his team.

"We've had plenty of opportunity over the years to join franchises and marketing groups and have found that this group is far superior. We can really see the results of their training and support in our team's achievements."

Another consultant from The Property Shop received the same award for the second quarter of last year.

The CEO of the Real Estate Results Network, Michael Sheargold, has described The Property Shop as one of country New South Wales's top agents.

**If you want sound, professional advice about the local property market, contact The Property Shop on 6372 2222.**



# Agents slam increases in land fees

## REINSW describes new land tax as 'grab for cash'

The Real Estate Institute of NSW (REINSW) has strongly criticised a decision by the State Government to increase the fees for transfers of land in NSW by hundreds of dollars on the average home.

The NSW Lands Minister, Tony Kelly, recently announced in Parliament that the government will introduce a new tax on transfers of properties valued at more than \$500,000.

A fee of 0.2 per cent will be charged on properties between \$500,000 and \$1 million and 0.25 per cent for properties valued at more than \$1 million. This tax is to be paid on top of existing stamp duty and is expected to raise about \$90 million annually in revenue for the State Government.

Since its announcement, the REINSW has condemned the move describing it as a "grab for cash by stealth" that will directly impact on hardworking homebuyers, families and mum and dad investors.

The President of the REINSW, Wayne Stewart, said the new tax kicked in well below the average Sydney house price of \$600,000.

"This is a tax on the 'mortgage heartland' of New South Wales," he said.

"Of the 50 local government areas in Sydney, 34 have average house prices in excess of \$500,000. That means in hundreds of suburbs across Sydney alone, homebuyers will get hit with additional fees of anywhere between \$200 and \$1000 for properties valued up to \$1 million.

"What we are seeing here is the Keneally Government trying to claw back the GST handed back to the Commonwealth for hospitals the only way it can – by hitting property owners hard and fast. This is a retrograde step which will make investors and potential buyers think again about purchasing in NSW," Mr Stewart said



"Worse, it hits mum and dad investors and homebuyers with even higher taxes as interest rates continue to climb."

He said the REINSW condemned the move as a direct attack on the family home and on the State's property sector.

The Institute recently met the Leader of the Opposition, Barry O'Farrell, to lobby for his support against the tax. The CEO of the REINSW, Tim McKibben, said: "The Institute has secured an undertaking by Mr O'Farrell to repeal the tax should they be voted in as the next government in the upcoming New South Wales State elections."

**The Property Shop offers clients professional advice not just about the local real estate market but also about the industry. If you want expert advice about investing in real estate speak to the team at The Property Shop on 6372 2222**

View properties for sale at [www.thepropertyshop.com.au](http://www.thepropertyshop.com.au)



2010 Winner:



**Hugh Bateman**  
Principal



**Lucas Sheppard**  
Property Consultant



**Damian Kearns**  
Property Consultant



**Peter Vanags**  
Property Consultant



Australasian  
Real Estate Results  
Achievement Award

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!

[www.thepropertyshop.com.au](http://www.thepropertyshop.com.au)

# HOW TO SAVE ON YOUR WATER BILL!

## \$200 rebate available for installation of dual flush toilet

Householders can now receive a \$200 rebate from the State Government for replacing a single flush toilet suite with a dual flush toilet that has a water efficiency rating of four stars or more.

The rebate is being offered as part of the government's climate change policy, which is helping businesses, households, schools, communities and government save energy, water and greenhouse gas emissions.

According to the Department of Environment, Climate Change and Water, single flush toilets are one of the biggest users of water, consuming 12 litres of drinking water with every flush, even when a full flush isn't needed.

A dual flush can reduce this water use to four-and-a-half litres for a full flush and three litres for a half flush, saving households about 25,000 litres or nearly 3,000 buckets of water a year.

Dual flush toilets installed to comply with BASIX (the Building Sustainability Index) for new homes and major renovations are not eligible for a rebate.

### To qualify for the rebate you must:

- purchase a new dual flush toilet suite with a water rating of 4 stars or higher (for both the cistern and the pan) between 15 January 2010 and 30 June 2011.
- replace a single flush toilet suite.
- install the dual flush toilet suite in a residential property in NSW.

To find out which dual flush toilet suites qualify for the rebate ask in store or visit [www.waterrating.gov.au](http://www.waterrating.gov.au) for an up to date list of eligible models.

To claim your rebate you need to apply on the official application form which is available online from [www.environment.nsw.gov.au/rebates](http://www.environment.nsw.gov.au/rebates) or call the Environment Line on 1300 361 967.



There is a limit of one 4 star dual flush toilet rebate per property.

From 15 January 2010, the total amount of NSW Home Saver Rebates a household can receive must not exceed \$1500 per property. For example a household might claim a \$150 washing machine rebate, \$150 hot water circulator rebate, \$1000 rainwater tank rebate. In the example, the total NSW Home Saver Rebates claimed is \$1300 which is below the \$1500 household cap.

Applications must be received within six months of the installation date or no later than 30 September 2011.

**If you need advice about household rebates, contact the team at The Property Shop on 6372 2222. They can explain to you which rebates are available and how to apply.**



*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



**Bernice Offner**  
Residential Property  
Management



**Roy Peters**  
Commercial Property  
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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