

PROPERTY NEWS

Ideas to help you when you're Buying or Selling

It's all happening in Mudgee!

District planning ahead for growth in next five years



It's time to plan ahead, in order to take care of the future needs of the growing district of Mudgee.

As it appears this growth will be exponential over the next five years, such organisation is essential to ensure that we avoid any crisis that could result from growing pains associated with our expansion.

Fortunately planning is already well in hand in a number of areas.

The council has made provision over time for water and sewerage upgrades catering for the expected population growth.

The Draft LEP which was on exhibition until October 21 further provides for the future growth of the town and its environs, and also that of Gulgong.

Local schools are growing in size as is St Matthews Central School', with multi-million dollar extensions providing for the expected growth. Child care centres are bursting at the seams and kindergartens have record numbers.

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- **It's all happening in Mudgee!**
- **Tips for navigating the house hunting trail**
- **New laws for landlords and tenants**



www.thepropertyshop.com.au **6372 2222**

Letter from the Editor

Dear Reader,

The growth of Mudgee over the next five years appears exponential.

Council fortunately has made provision over time for water and sewerage upgrades catering for the expected population growth.

The Draft LEP which was on exhibition until 21st October 2011 further provides for the future growth of the town and its environs and likewise that of Gulgong.

Local schools are growing in size and likewise St Matthews Central School and the multi-million dollar extensions are providing for the expected growth. Child care centres are bustling at the seams and kindergartens have record numbers.

Sporting facilities are well placed for the future with the nearing completion of the multi-million dollar Glen Willow Sporting Complex. The grounds will cater largely for the expanded growth of sport in the town; however the acquisition of the Trans Tasman touch football match is a coup as is the last NRL City v Country match to be held on 22nd April next year.

A key area that this community needs to now concentrate on is a new hospital for the town. Given the massive population growth expected by Mid-Western Regional Council there is now a dire need to commence lobbying for a new hospital. Grants don't come overnight and the approaches should be initiated now. Our entire health system from doctors through to hospital and staffing needs to be closely monitored before crunch time arrives.

Kanandah and Pioneer House, our two fine retirement homes, are at capacity and as our baby boomers commence reaching retirement age there will also be a huge shortage of aged accommodation in the region and this area will need to be canvassed.

With growth come growing pains so it's time to plan ahead right now in order to be abreast of any crisis that may arise in the future.

Finally, how magnificent does our town currently present itself. Amazing green paddocks, blue hills and beautiful flowering gardens. It's truly a great place to live.

We hope you enjoy this month's newsletter.

In the meantime ... love where you live!

Regards
Hugh Bateman
Principal



Finding the RIGHT home

Tips for navigating the house hunting trail



Sometimes it's hard to see the wood for the trees when you're house hunting.

Rather than looking at everything, however, it's a good idea to narrow down your search before you start, by deciding what's important to you.

Location

For example, will your life be easier if you are within walking distance of work, schools, shops, transport or other amenities? If these are crucial factors, you can narrow down your search.

If your purpose in buying is to have an asset that you can sell at a profit in a few years, location is also a vital factor in your purchase. The old saying about the advantages of buying "the worst house in the best street rather than the best house in the worst street" has been tried and proved true over time.

List

Making a list about what you really want in a home can save lots of time when you're looking. It also helps to note down what you like and don't like about living in your current home and location. This assists in focusing on what you really want from your new home. Then, when you're looking, check your list against the features of the homes you inspect and see if they tick all or most of the required boxes.

Loan

The best way to break your heart when house hunting is to find the house you want, only to learn you can't secure the required finance. Find out first how much you will be able to borrow, and don't be tempted to look at properties outside that range. This saves time and disappointment when you're on the house hunting trail.



58 Market Street, Mudgee NSW 2850

phone: 6372 2222

fax: 6372 4444

email: info@thepropertyshop.com.au

web: www.thepropertyshop.com.au

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Sporting facilities are well placed for the future with the near completion of the multi-million dollar Glen Willow Sporting Complex. The grounds will cater largely for the expanded growth of sport in the town. In addition to local sport, the acquisition of the Trans-Tasman touch football match is a coup, as is the last NRL City v Country match to be held on April 22 next year.

Future needs

A key area that this community needs to now concentrate on is a new hospital for the town. Given the massive population growth expected by Mid-Western Regional Council, there is now a dire need to begin lobbying for a new hospital. Grants don't come overnight and the approaches should be initiated now. Our entire health system from doctors through to hospital and staffing needs to be closely monitored before crunch time arrives.

Kanandah and Pioneer House, our two fine retirement homes, are at capacity. As our baby boomers reach retirement age, there will also be a huge shortage of aged accommodation in the region. This area will need to be canvassed.

Finally, while there are still some needs for the future, our town currently presents itself magnificently. With its beautiful green paddocks, blue hills and flowering gardens, it's truly a great place to live.

For help with all real estate needs in the Mudgee district, contact The Property Shop on 6372 2222.

Looking to the future

Planning well in hand for Mudgee developments



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



2011 Winner:



Hugh Bateman
Principal



Lucas Sheppard
Property Consultant



Damian Kearns
Property Consultant



Peter Vanags
Property Consultant



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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!

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New Renting Laws

Whether you're a landlord or a tenant, you should check the changes to see how they affect you

Landlords and tenants in New South Wales will benefit from new laws that came into force at the end of January.

The new laws, which involve changes to the Residential Tenancies Act, are designed to:

- ▶ fairly balance the rights and obligations of tenants and landlords
- ▶ modernise and update the law in line with current practices
- ▶ reduce the level of disputes by providing greater clarity and certainty in the legislation

These are the first significant changes to the Act since it was introduced more than 20 years ago, and were influenced by more than 2000 submissions to the government from landlords, tenants, agents and key interest groups during three rounds of public consultation.

Some of the key changes are:

Rental bonds: the maximum amount of rental bond that can be charged is four weeks rent, whether or not the accommodation is furnished. The time for landlords and agents to lodge bonds has been extended.

Notice to tenants: when a landlord wants a tenant no longer under a fixed term agreement to move out without grounds, the notice period is now 90 days rather than 60. If notice is given by a landlord just before the end of the lease, the period increases from 14 to 30 days.

Certainty for landlords: the Consumer, Trader and Tenancy Tribunal can terminate a rental agreement and return possession of the property to the landlord if a tenant who is no longer on a lease does not move out after receiving a 'no grounds' notice to vacate, unless the tenant can show that the notice was retaliatory.

Rent arrears eviction process: landlords can cut two weeks from the eviction process by applying to the Tribunal for orders at the same time as giving a termination notice.

Goods left behind: rubbish and perishable items left behind by a vacating tenant can now be disposed of immediately.

Water efficiency: rented premises must be water efficient if tenants of separately metered premises are to pay for water usage.

Service of notice: landlords can serve notice by hand delivery to a tenant's letterbox, by fax or by delivery to the tenant's place of work.

Domestic violence: victims of domestic violence can change the locks of a rented property and seek to take over the tenancy.

Additional eviction grounds: a landlord can apply to the Tribunal to end a tenancy if a tenant uses the premises for an illegal purpose or if the tenant threatens, abuses, intimidates or harasses the landlord or agent.

For more information about the changes to renting laws, visit www.fairtrading.nsw.gov.au or phone 13 32 20.



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Commercial/
Strata Manager



Graeme Kurtz
Residential Property
Management



Bernice Offner
Residential Property
Management



Ray Peters
Residential Property
Management

The Property Shop Property Management staff are committed to protecting your investment and obtaining the best possible return. Please feel most welcome to contact us for an obligation free appraisal of your rental property.

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