

PROPERTY NEWS

Ideas to help you when you're Buying or Selling

A Night To Remember!



Tradies Night raises \$3,400 for Mudgee Men's Shed

Mudgee Men's Shed will now be a more modern workplace as a result of The Property Shop's annual Tradies' Night.

The Tradies' Night is held each year with The Property Shop inviting all its associated trades people along for a night of fun including drinks and a barbecue.

Each year The Property Shop team also selects a charity to benefit from funds raised on the night.

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- A night to remember
- When on the market, should you deck the halls?
- Keep your property safe at Christmas



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

Letter from the Editor

Dear Reader,

Another month of real estate activity in Mudgee; it is certainly starting to show in terms of the shortage of property listed for sale in the market and also the dire need for further rental properties in the district.

In regard to rental properties it really has come to a stage where our property managers are feeling frustrated at not being able to assist some families moving to the area and seeking certain types of properties. Likewise from a sale point of view, we are experiencing strong buyer enquiry in the "up to \$480,000" price range both in and out of town.

Unfortunately, because of the fewer number of sellers and larger number of buyers in certain price ranges we are seeing races to buy. I don't like the word "gazumping" however certainly there are incidences where sales have been negotiated and other offers have been made. In many instances, the problem of multiple buyers is arising out of open agency and joint agency (2 agents) agreements.

Our company is not a supporter of either type of agencies for a number of reasons, moreover exclusive agencies (where a property is listed with one agent) provides property sellers with one line of communication rather than multiple agents providing mixed messages to the same buyers. Further, in multiple agencies no one person or agent has full responsibility or accountability to the sellers.

One of the worst outcomes for sellers when a property is multi listed is the same property appearing on the real estate portals multiple times. This doesn't present well for a buyer, displays a sense of desperation and can lead to a lower sale price.

We encourage sellers to think long and hard when appointing an agent in what is invariably their most important asset.

We look forward to a bright December following our good rains.

We hope you enjoy this month's newsletter.

In the meantime ... love where you live!

Regards
Hugh Bateman
Principal



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Christmas Decorations



If your house is for sale, is it all right to decorate it for Christmas?

It's a question that many people ask themselves, especially those who like to make an all-out effort with the tree and tinsel in the festive season.

It is, of course, quite natural that you and your family will still want the pleasure of decorating your home, especially as it will probably be the last time you spend Christmas there.

When you're on the market should you deck the halls?

But in the interests of securing a buyer for your home, it's advisable to tone down those decorations as much as possible.

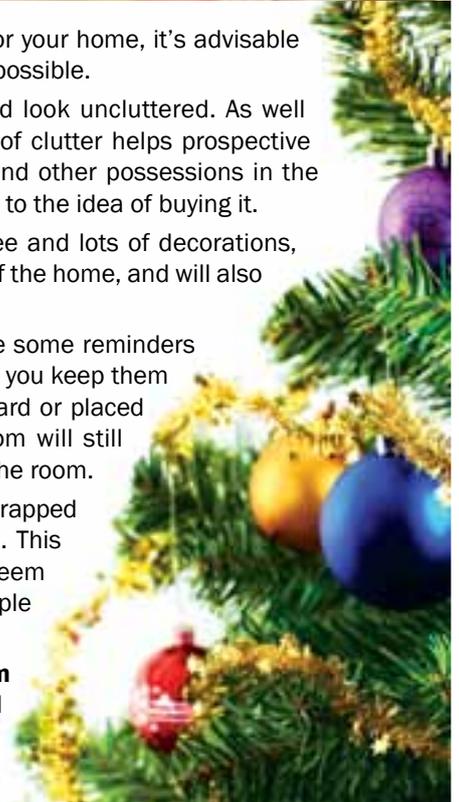
When you're selling your home, it should look uncluttered. As well as enhancing its appearance, the absence of clutter helps prospective purchasers to imagine their own furniture and other possessions in the home which, in turn, makes them more open to the idea of buying it.

If you set up an enormous Christmas tree and lots of decorations, this can distract people from other features of the home, and will also make the space seem smaller than it is.

Therefore, while it's quite all right to have some reminders of the Christmas season on show, make sure you keep them small and tasteful. A small tree on a sideboard or placed discreetly on a table in a corner of the room will still convey the festive spirit without dominating the room.

It's a good idea, too, not to have heaps of wrapped gifts on display in the pre-Christmas season. This could have the effect of making the home seem very personal to you, which could prevent people from being to see it as theirs.

By keeping your decorations to a minimum in this way, you can still enjoy Christmas and possibly help yourself to make a sale as well. And you can celebrate to your heart's content next year in your new home!



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This year the Mudgee Men's Shed was chosen as the benefactor of the 12-lot auction.

"It was once again a lot of fun," said agency principal Hugh Bateman. "The top item, a cricket ball signed by Shane Warne and kindly donated by my good friend Ken Sutcliffe, sold for \$1000 to local builder Dan Baggett. In total, our team and the "tradies" helped raise a total of \$3400 for the Mudgee Men's Shed which will help them to purchase a new metal lathe."

The Mudgee Men's Shed is a place where local men can meet, work, share life experiences and, most importantly, talk. There are two separate workspaces for both wood working and metal working, a room where regular computer classes are conducted and a large common room where people can get together for a chat.

Next year's charity, selected by the team from The Property Shop, is the Mudgee Rescue Squad, a group of hardworking local volunteers.

Property Shop Lends A Hand

Local charities benefits from funds raised by agency team



And the next function at the office will be the Landlords' Night on February 2, 2012.



"We will have another enjoyable barbecue and drinks evening, with a top Sydney economist providing our landlord clients with information on the year ahead for the Australian economy," said Hugh.



For help from a team who understand the local market and can help with all your real estate needs, contact The Property Shop on 6372 2222.

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



Like us on Facebook at The Property Shop Mudgee

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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SAFETY TIPS FOR CHRISTMAS

Keep your property safe at Christmas

With the Christmas season almost upon us, it's a good time to pass on some Christmas decoration safety tips to your tenants.

By doing this, you can help to keep both them and your property safe over the festive season.

Lights

While they make a wonderful display, Christmas lights can also create problems if not handled with care.

If they are using indoor Christmas lighting, advise your tenants to replace this lighting every three or four years.

They should also be aware that using more than three strings of lights to an extension cord is extremely dangerous as it poses a fire hazard.

Even more serious hazards can be encountered with the use of exterior Christmas lights. There are also liability risks for landlords. People getting up on the roof to install lights could suffer injuries by falling. They could also damage the roof itself by walking on it. Any lights and extension cords used for exterior Christmas lighting should be certified for exterior use and plugged into approved outlets.



Candles

Burning candles is a custom that many people enjoy at Christmas, but once again this can present a serious fire risk. This can occur if candles are placed too close to flammable objects. Candles left unattended in the presence of small children can also be knocked over, resulting in a fire.



Tree Decorations

Many Christmas tree decorations are small, and some can shatter easily. If your tenants have small children, remind them of the danger of leaving them alone with the decorated tree. Children are extremely curious and could easily be tempted to reach for the tree decorations. This could result in them pulling the tree over onto themselves. If they manage to detach an ornament from the tree, there is also the risk of choking or cutting if a child tries to "taste" an ornament, or breaks it.

So wish your tenants a happy Christmas – while doing your best to help ensure it is a safe one for them and for your property!



*Our award winning
Property Management team*

Want to rent your property?

Call us today
on 6372 2222!



June Lewis
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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