

## Ray White Narrabeen, Mona Vale & Newport Autumn Update



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### **Economic winds to boost Autumn prices**

In risk-adjusted terms since 1984, residential property returns have more than tripled those of shares. Returns on shares have been significantly more volatile and face a far higher risk discount compared to residential property. In fact, over the past 23 years at the national level, house prices have virtually never fallen.

More recently, total returns on residential property have accelerated, underpinned by a sharp tightening in the housing demand/supply balance that is driving both rents and house prices sharply higher.

Heightened uncertainty in global credit markets following the meltdown in US sub-prime mortgages has seen risk aversion rise sharply. Fears of recession in the US will continue to weigh on global equity markets and a 'flight to quality' will add to the weight of money that is driving residential (and other) property markets higher.

In fact, the greatest annual falls in residential property have been just -0.3% in the depths of the early 1990s recession and -0.9% in 1996. In contrast, Australian equities fell by 43% between September and December 1987, 15% in 1992, 17% in 1995 and 18% in 2003.

In risk-adjusted terms, residential property has delivered vastly superior returns to all other broad asset classes.

Affordability conditions for new homebuyers and renters will deteriorate further unless appropriate policy action is taken. A dramatic tightening of the housing

market will force already soaring house prices and rents sharply higher. By 2010 we project a record housing shortage of nearly 200,000 homes which risks becoming an intractable imbalance as renters and first-homebuyers become collateral damage in the Reserve Bank's ongoing war on inflation.

Find out how the rising property market has affected you and your property's worth. Call us and we'll give you the benefit of our unique experience and knowledge of local property prices. It's quick and there's no obligation.

For more visit  
<http://www.anz.com/aus/corporate/EcoComm/Property.asp>



# Does this mean it's curtains for curtains?

Once all it took was the twitch of a net curtain, but now neighbours are more likely to be peering round a blind or peeping through a shutter.

But it is shutters and blinds that are the star performer in the window furnishings market, sales of curtains have remained almost static

Our parental homes all had them - swathes of over the top floral curtains, with pelmets, tie backs and the odd matching scatter cushion. But today fashion has moved towards the much more pared down look of blinds or shutters. Blinds are driving the overall window furnishings and accessories market, posing stronger competition to curtains. But the last five years have seen the rapid renaissance of shutters, a traditional window furnishing that is finding a new popularity in today's homes,

The growth in the blinds market also sheds light on consumer trends in the housing market. The rising popularity of blinds is not just indicative of fashion but also of the fact that people are increasingly maximising the usable space in existing properties. Blinds clearly take up a lot less space than voluminous curtains, which is a real benefit where space is tight.



## Bright ideas for a sustainable home

Everyone can be more sustainable at home. Follow these easy suggestions to make an immediate and noticeable change!

- Take reusable bags when you go shopping.
- Install or top up insulation in ceilings.
- Start a compost heap.
- Shorter showers – keep to under 5 minutes.
- Switch appliances off at the power point.
- Use your recycling bin.
- Set your air conditioning thermostat to 20° in winter and 26° in summer.
- Buy products with less packaging.
- Install a AAA rated showerhead and a dual flush toilet.
- Purchase energy efficient appliances and light globes.



## What's your home worth?

Median house prices as at **January 2008**



Source: Commonwealth Bank of Australia Loan Application Data.  
No responsibility is accepted for the accuracy or completeness of this data.

## The humble lawn – an environmental champion!

How would you like to reduce your cooling costs and help the environment at the same time?

Did you know an average size home lawn has the cooling effect of about nine tonnes of air conditioning and on a hot day a lawn will be at least 15 degrees cooler than asphalt and eight degrees cooler than bare soil.

Pollution absorption is another benefit of having lawn. Turf grass absorbs effervescent pollutants from the atmosphere, such as carbon dioxide and sulphur dioxide, converting them into oxygen for us to breathe. 58m<sup>2</sup> of lawn will provide you with enough oxygen for the entire day.

Turf is great for allergy control, trapping pollen from plants as well as an estimated 12 million tonnes of dust and dirt

released into the atmosphere annually, a process that cleans the air and helps us to breathe easy.

Thick grass can help prevent soil erosion, reducing run off and it filters the water that helps recharge our groundwater supplies.

Additional benefits of lawn are:

1. Environmentally friendly
2. Fire retardation
3. Recreational safety
4. Cheaper than concrete
5. Some varieties are drought resistant

## Delicious Passionfruit Melting Moments

### Ingredients

1 cup unsifted flour  
1/2 cup custard powder  
1/2 cup icing sugar  
3/4 cup butter  
1 tsp. vanilla

### Method

In bowl stir together first 3 ingredients. In large bowl with mixer at medium speed, beat butter until smooth. Beat in flour mixture and vanilla until well blended. Refrigerate 1 hour. Shape into 2.5 cm balls. Place about 4 cm apart on ungreased cookie sheet; flatten with lightly floured fork. Bake in 180 degree oven 10 to 12 minutes or until lightly golden. Makes about 3 dozen melting moments. Cool on wire rack.

### Passionfruit filling

1/2 cup unsalted butter  
1/2 cup icing sugar  
1/2 tablespoon passionfruit pulp

Beat the butter and sugar until light and creamy then beat in the passionfruit pulp. Sandwich the biscuits together. Leave to firm before serving.

**you wish**  
selected from raywhite.com

## Just like its famous namesake, 'Caernarvon' could be your castle

### 6 Caernarvon Court, Wodonga

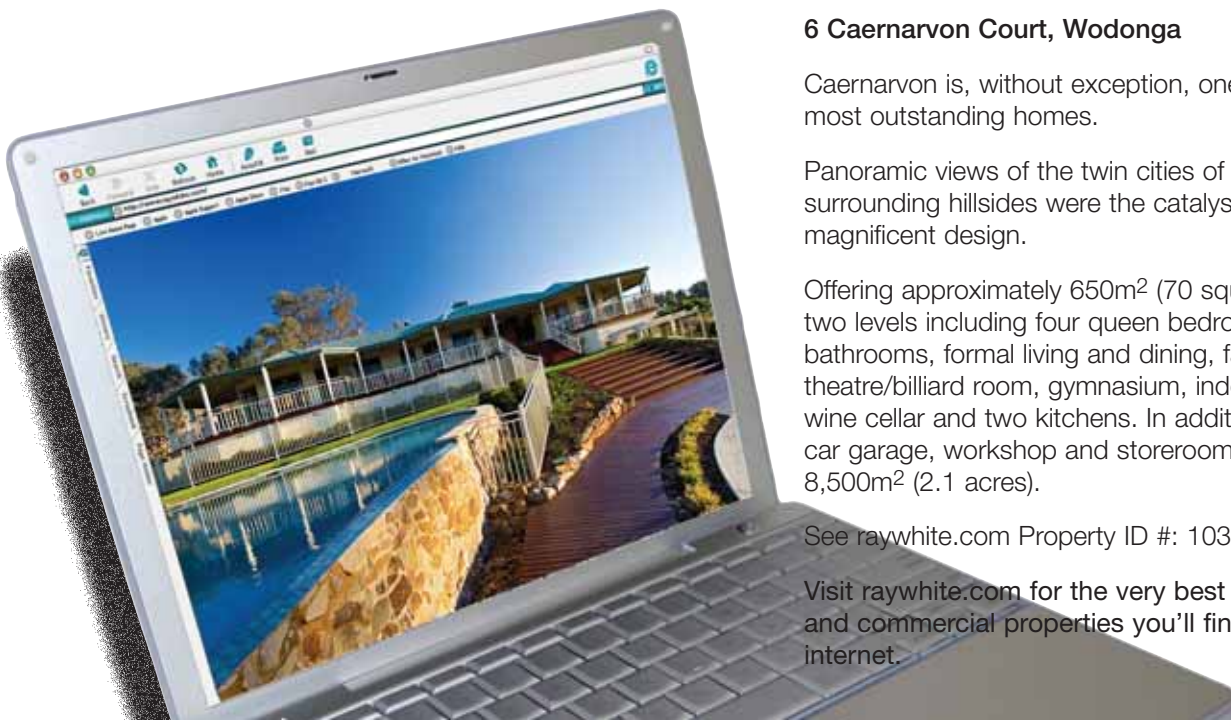
Caernarvon is, without exception, one of regional Victoria's most outstanding homes.

Panoramic views of the twin cities of Albury-Wodonga and surrounding hillsides were the catalyst for the creation of this magnificent design.

Offering approximately 650m<sup>2</sup> (70 squares) of living area on two levels including four queen bedrooms, study, library, five bathrooms, formal living and dining, family room, theatre/billiard room, gymnasium, indoor and outdoor pools, wine cellar and two kitchens. In addition there is a huge three car garage, workshop and storeroom. Set on approx. 8,500m<sup>2</sup> (2.1 acres).

See raywhite.com Property ID #: 103636624.

Visit raywhite.com for the very best selection of residential and commercial properties you'll find anywhere on the internet.



**MANAGING YOUR INVESTMENT  
WHY INVEST IN PROPERTY?**

Real estate has created more wealth than literally any other investment available today. Whether you are looking to purchase rental properties, or you are looking for investment opportunities – real estate investing can put profit in your pocket.

With the constant fluctuations in the stock market, it is more apparent now than ever that real estate can be a highly profitable investment.

There are several reasons why investment properties are the best investment out there.

When compared to stocks, bonds, and money market accounts, real estate can be the most profitable. With real estate you can invest a small amount of your own capital while reaping large rewards.

Equity is the difference between what you owe on a property and what the property is worth. Equity may be accessed when you sell a property or when you refinance.

Over time, real estate increases in value. In recent years the value of real estate has increased at dramatic rates. Buy a property today and receive equity through time.

The timely leasing and prudent managing of your property is our greatest concern.

Years of leasing and management experience help us to fulfil these goals.

Ray White can help you in many ways:

Have you become a landlord or are you looking for a rental investment because you...

- Like the idea of someone else paying off a mortgage for you?
- Appreciate the tax advantage of owning rental property?
- Have you become a landlord by "accident" through inheritance? – through job transfer?
- Are you tired of managing your own property? – or been put off by a bad tenant?

If you've answered "yes" to any of the above questions and are concerned about finding solutions to problems which can arise, please contact us.

**RECENT SALES**



1a The Avenue, Newport



4 Valley Close, Bayview



10a Heath St, Mona Vale



16/11 Ocean St, Narrabeen



19 Kywong Rd, Elanora Heights



24 York Tce, Bilgola Plateau



34 Banksia Parade, Warriewood



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