

Ray White Narrabeen & Mona Vale Winter Update



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Market responds to rate cuts and stimulus measures

The Australian property market showed signs of stabilising in the December quarter 2008, following a series of decisions by the Reserve Bank to cut the official interest rate by a cumulative 2.75%, and increased activity by first home buyers on the back of the boost to the First Home Owners Grant.

“Market response to the actions of the Reserve Bank and the Government has seen falling property prices around the country stabilising in the December quarter 2008, propped up by buyer activity at the lower end of the market”, said REIA President, Noel Dyett.

“The outlook for the Australian property market in 2009 will continue to be influenced by the impact of the global economic downturn on Australia. The monetary and fiscal responses of the Reserve Bank and the Government will be critical to the real estate economy.

“There is also likely to be increased activity right across Australia as the September 30 deadline on the boost to the First Home Owners Grant approaches. The underlying demand for housing will support the market once economic conditions begin to settle.”

The report also shows four out of eight capital cities recorded no change or an increase in median house prices over the quarter. This is a big improvement compared to the previous quarter when only

one capital city recorded an increase in median house prices.

Overall, this quarter has seen the Australian weighted average median house price decrease by 1.3% to \$442,038, from \$447,950. This is a decrease of only 6.2% compared to the booming December quarter of 2007.

Finance commitments have seen considerable rises in the number and value of loans for owner occupied housing and investment housing.

“In the December quarter, the value of housing finance commitments for all dwellings increased by 5.9%. There was a steep jump in the number of first home buyers as a percentage of total owner occupied housing finance commitments,” said Kristy Sheppard, Senior Corporate Affairs Manager, Mortgage Choice.

“The number of loans for the purchase of new and established dwellings plus construction of dwellings also showed a substantial lift”.

Source: REIA Mortgage Choice Market Facts Report



Think selling. Think Winter. Think...

Ray White

Narrabeen & Mona Vale

How to keep your garden looking good in winter



What's exciting about this time of year is that the nursery now has a full range of deciduous trees, both ornamental and fruiting and roses. Now is the best time to plant these as they are dormant or 'asleep'. When these plants are having their winter rest they are very robust and easy to handle. Transplant shock is minimised and don't worry that they look like sticks now because they will take off in spring.

Drainage

This is evident if water pools on the surface after rain or the ground stays soggy and muddy well after surrounding areas have dried off. Use gypsum or clay breaking liquid to break up clay soils. Adding compost and organic matter will also improve drainage.

Frost

Fuchsias, Hibiscus, Luculia, Gardenias and other tender plants may need protection from the frost. Cover plants at night or use frost protectants and watering the foliage can help. Some vegetables may also suffer from frost damage if they are flowering at the time, such as potatoes and peas.

Pruning

July is the perfect time to prune roses and most deciduous trees including stone and pome fruit trees. Do not prune your apricot tree now nor any spring flowering trees and shrubs yet, wait until after they have flowered. This includes some roses which flower only once, such as the Banksia roses.

To protect soft new growth after cutting back perennials, cover them lightly with pea straw or lucerne to prevent frost damage. Alternatively, sprinkle water over the foliage before the sun reaches them.

Spraying Copper Sulphate on the bare stems after pruning can help prevent fungal disease.

Prune deciduous Clematis back to a pair of plump buds approximately 60cm from the ground and remove any weak shoots altogether.

For more visit www.baag.com.au



Tips for the budding renovator



What's your home worth?

Median house prices **March 2009**

Melbourne \$444,595

Sydney \$529,926

Brisbane \$414,909

Adelaide \$404,921

Perth \$473,292

Canberra \$477,334

Hobart \$281,987

Darwin \$490,300

Source: Australian Property Monitors. <http://www.homepriceguide.com.au>
No responsibility is accepted for the accuracy or completeness of this data.

Bargain renovation materials that can save you big dollars

Make sure you check around and compare prices.

If you look in the right places you'll find comprehensive listings of seconds, second hand, demolition, auction and online renovation material suppliers, say the Reno Kings, www.renos.com.au

Xsstock

Australia's foremost online trading facility for buying and selling new and used building materials. Xsstock provides a shopping facility for builders, tradespeople, businesses and the public to turn their excess stock back into cash.

Website: www.xsstock.com.au

Ebay

Website: www.ebay.com.au

Trade Connect

Claims to be Australia's largest building materials mall. Trade Connect is a free and simple service that connects people with the trades they need, and those trades with the work they want. You can have up to twenty professionals in your local area notified of your needs for free. Those that are interested and available will then call you to discuss your job.

Website: www.tradeconnect.com.au

Garage Sales Australia

Garage sales are a popular source of

renovation materials. Garage Sales Australia claims to be Australia's largest online garage sale site. They offer a large number of services that advance the way in which garage sales work. From allowing sellers to create content-rich, descriptive ads, to helping buyers find those great bargains more effectively, to providing tips & hints and free printable signs, egaragesales.com.au can make your garage sale experience that much easier.

Website: www.egaragesales.com.au

Check out retailers and hardware stores as well for seconds – don't be afraid to bargain on the price!

Tomato and chilli jam. A favourite with cold meats and cheeses or as a delicious dip.

Ingredients:

- 500g very ripe tomatoes
- 4 cloves Garlic, peeled
- 4 red chillies
- 2 tsp finely chopped ginger
- 30ml fish sauce
- 300g demara sugar
- 100ml red wine vinegar

Method:

1. Dice half the quantity of tomatoes.
2. Blend the whole tomatoes in a food processor along with the garlic, chillies, ginger and fish sauce until the mixture reaches a puree consistency.
2. Pour the mixture into a deep heavy-based pan together with the sugar and vinegar. Bring to the boil and slowly stir.
3. Once the mixture has reached boiling

point, reduce to a simmer and add the remaining diced tomatoes.

4. Skim off any scum that forms with a metal spoon and cook for 30 -40 minutes, stirring from time to time to prevent sticking.

5. Pour the mixture into a warmed sterilised jar. Seal while still warm and label the jars when cold. Alternatively pour on a glass serving dish and allow to cool before serving.

selected from raywhite.com

you wish



Your chance to live in a winner

Number 1 Trillo Road, Subiaco, winner of the Small Lot Housing Project 2008 is for sale at \$1,950,000.

An individual design, this residence was built by Ross Griffin Homes on a north-facing corner lot in popular "Subi Centro".

The upsidedown nature of the living areas and bedrooms makes easy separation for a family with children or baby boomers looking after elderly parents. Added features are an elevator and home gym.

On the ground floor are three double bedrooms. The guest bedroom has a semi ensuite. A fully-equipped home theatre opens onto a covered alfresco entertainer's deck, double garage and store incorporating the gym.

On the upper level is a state-of-the-art kitchen with island bench and open plan family/dining area. The northern aspect should ensure all-year-round warmth and light.

The master bedroom includes a dressing room, ensuite and separate powder room. There is also a well lit study.

Ray White



RECENT SALES



SOLD

103 Crescent Road, Newport



SOLD

2 Valley View Circuit, Warriewood



SOLD

1 Valley View Circuit, Warriewood



SOLD

8/26 Macpherson Street, Warriewood



SOLD

11 Garden Street, North Narrabeen



SOLD

201/18 Ocean Street, Narrabeen



SOLD

41/1337 Pittwater Road, Narrabeen



SOLD

4/25 Fisher Road, Dee Why



SOLD

9/25 Fisher Road, Dee Why

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