

## Happy New Year to All

We at KGH had a pleasant break and we hope you did too, although some of our tradespeople do not return till the 19th. So what does 2015 hold for your investment property and our own investment property?

*Much the same as in 2014 we think. Will purchase prices continue to increase at the same rate as last year? We believe in some areas prices could increase at a greater rate than in 2014. But in general terms prices for units and town houses in most of the areas we work in*

*will probably stabilise. However there are indications that rents will not increase at the rate they have done over the last couple of years. But we will keep pushing on with our rent increases because your costs continue to rise. This particularly applies to Strata Levies and Land tax.*

ON THE LOCAL SCENE – many houses have been sold in Epping creating development sites so the character of Epping will change. As will the character of Beecroft and Cheltenham which will no longer have the village atmosphere it has been known for. Once signage goes up on the development site – off the plan pre selling starts and the crowds appear at the various Sales offices. I know that we are catering for the future but with so much development happening, one cannot but

wonder where all the new residents will come from.

Could it be that the dream to buy a home on a 1/4 acre block no longer even a dream – is it out of reach financially for most young couples?

Apartment living does have many benefits – no grass to cut, no garden to keep tidy and a relaxed life style, within close community living.

Many of us have experienced this kind of life style and most of our overseas residents know only high-rise living. I am reminded of that old saying: What you don't have you don't miss.

## Not so good news.....

Have you caught up with the 'Mr Fluffy' homes buy-back? A media release by the NSW Government of 17 December last year stated that a NSW parliamentary enquiry has urged the State government to implement a state wide buy back and demolition scheme for all residences contaminated by loose-fill asbestos insulation, otherwise known as 'Mr Fluffy' insulation. The precise number of affected homes is unknown however this is a very serious issue. The government enquiry recommends a mandatory testing programme for homes built before 1980 in areas which are known to be or likely to be affected.

From evidence received the State Government enquiry indicates if loose-fill asbestos fibres are present, then the home is uninhabitable. One of our own clients who lives the the ACT first made me aware of the buy-back scheme.

As more information comes to hand we will pass it on to our you.



## A year's Landlord Insurance - for free.

Yes, we will pay for the first year's Landlord Insurance for any new management within the metropolitan area. (Even Lyn and Denis don't manage their property outside of Sydney).

The metropolitan area, for us, reaches south to Cronulla; west to Parramatta; north to Avalon; east to Wollara/Kingsford.

One of our owners has property in Parramatta; Ryde, Mosman and Brighton and we manage all of them (including a block of 48 in Brighton Le Sands).

Happy to help anyone: you, our present owners, friends or associates. We would welcome the opportunity to have our service compared with any of our competitors.

## FOR SALE FOR SALE FOR SALE FOR SALE

Just thought I would keep you in the loop with what we have on the market.

I say this because we have investors who are looking for a purchase. In fact an investor bought a property before we had time to advertise it. Denis had no time to take photos.

So I can offer you...hot off the press!!! something local!

A 2 bedroom unit in Riverview Street, West Ryde. It does have a tenant who, after several years, is reluctant to move. So it would be an ideal investment at \$529,950.

At the end of last year one of our owners needed to sell an investment: a delightful 1 bedroom unit in Kensington.

Denis had an open house, with the tenants firmly ensconced, for 5 Saturdays. There was lots of interest, many of whom were investors. We even had several offers, all of which were rejected by the owner.

Consequently the property has not been sold. So it now will be auctioned, once the tenants vacate and that could be for some time yet, because they have been given 90 days to vacate.

*But rental enquiry is still strong. However, Mr Tenant now demands C21 comforts...air con would be nice; no builtins is a problem. One property with overhead fans was rejected because the owner would not add air con. Times they are a changing!!*