



**GLENNDIAS**  
REAL ESTATE

# Monthly Newsletter

AUGUST 2017

## REAL ESTATE NEWS

Have you ever asked yourself how your property investments stack up in the future? Will the Real Estate you own still be in demand 10 years from now?

Whilst everyone is focused on interest rates, lending policy and supply and demand, two other factors demand our attention. Firstly, there's the effects of fast changing demographics and consequently an ageing population, declining workforce numbers as people retire and increased migration levels as the government seeks to compensate for the first two factors.

Secondly our economy will increasingly be service oriented which means that more skilled workers will be required. These people will want to live closer to the CBD where jobs are likely to be as well as offering lifestyle amenities.

Whether we like it or not, these significant issues will lead to social change and will impact on our property markets. In the Australia of tomorrow, it is very likely that people will be living in smaller apartments and townhouses, there will be greater density in our urban areas and higher demand for medium and high density Apartments.

If you look around and take notice you will see that this is already happening and while you may now think that it's something others do, you too will may someday be following these trends. Happy investing!

Source: Michael Yardney's Property Update 14<sup>th</sup> June 2017. [www.propertyupdate.com.au](http://www.propertyupdate.com.au)

## FOR RENT



Fully furnished Apartment, Grote St., Adelaide

## Agency Update

Quite often when people I meet realise that I am a Real Estate Agent they ask remarkably similar questions such as, where is the property market heading, is this a good time to buy or if it concerns rentals they want to know the size of our portfolio. The thing is that, while market trends and the size of our business do matter, we do not make it our prime focus. First and foremost we focus on doing the best for our clients because that is a known constant and that is what we exist for. Jim Collins puts it very well when he says "in the end, it is impossible to have a great life unless it is a meaningful like. And it is very difficult to have a meaningful like without meaningful work. Perhaps, then, you might gain that rare tranquility that comes from knowing that you've had a hand in creating something of intrinsic excellence that makes a contribution. Indeed, you might even gain

that deepest of all satisfactions: knowing that your short time here on this earth has been well spent, and that it mattered." Great words indeed, and ones that our values align with closely.

Source: "Good to Great" 2001, p.210

## Fast Facts

There are three major housing types - separate, semi-detached/townhouse and apartment/unit. Of these, separate houses are growing at the slowest rate and from recent data it appears that medium-density supply has recorded great increases of stock, capital city figures are:

Adelaide 46.5%  
Brisbane 29.6%  
Canberra 36.9%  
Melbourne 61%  
Perth 49.4%  
Sydney 17.9%

Source: Corelogic News Update 10/07/2017 "The Rise and Rise of Medium Density Housing"

## CAN WE HELP YOU?

Would you like us to benchmark your investment property value?

If your property is situated within Metropolitan Adelaide you can avail of our limited time offer, a free report showing comparative properties listed for sale or rent.

Valid only for the next 15 days if you call and claim your free "Property List Report".

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