



GLENNDIAS
REAL ESTATE

Monthly Newsletter

REAL ESTATE NEWS

OCTOBER 2015

There is an ever increasing number of apartment buildings being built in Adelaide. In a recent ABC News article it was reported that "apartment approvals jumped 16.6% confirming the unusual current trend of new units outnumbering new houses. It is a shift that is emphasised by the year-on-year figures, with house approvals down 2.3% on a year ago while apartment approvals have surged by 46%." Read the full article on our [Facebook Page](#).

Typically, property Investors tend to buy in the city or inner-city suburbs (typically within 10km of the CBD). We all know that property in these areas experiences greater capital growth in comparison to the outer suburbs. In a revealing article released this month, the highly respected analyst Cameron Kusher, states that "although the desire to live in these inner city areas is strong, the reality is that the cost of housing in these locations is restrictive and the supply is relatively short, so many can't access the housing they want in these areas." Most importantly, he points out

that "although housing in inner city areas is more expensive, it doesn't necessarily mean that value growth will consistently outperform growth." This shift is evident as we see investors looking farther afield. Click on the [link](#) to read the full article.

QUOTE OF THE MONTH

"You're in the business of property investment (don't forget) the age-old property fundamental of buying the best property (you can) afford in proven locations." [Michael Yardney](#)

Agency Update

In September Revenue SA mailed out a flyer advising the transition to a new computer system. Previously, payments not received by the due date would result in an Overdue Reminder letter being issued. Under the new system the property owner will receive a Final Notice of Reassessment of Land Tax inclusive of any liable penalty tax and interest.

Fast Facts

Do your bit for the environment and dispose thoughtfully.

Wet wipes are one of the biggest causes of plumbing issues and SA Water reports "wet wipes are not designed to be flushed down the toilet". The use of this product is one of the biggest problems currently facing the wastewater industry worldwide

CAN WE HELP YOU?

Termite activity at your home or rental property can cause untold damage.

Contrary to popular belief your Property Manager is not qualified to carry out termite inspections.

CALL US on 8266 0888 to arrange a Termatrac T31 Radar detection at discount of 5% on the listed price. Conditions apply.

IMPORTANT: This newsletter is issued by Glenn Dias Real Estate to their clients for their private information and the contents are of a general nature only. Nothing herein above should be taken as advice per se and clients should not act solely on the basis of the material contained in this newsletter. Whilst every effort is made to ensure that the contents are accurate we take no responsibility for any errors or omissions and any subsequent action that may arise from the use of this newsletter.

Glenn Dias Real Estate | 307 North East Road Hampstead Gardens SA 5086 | P 08 8266 0888 | E info@glenndias.com | www.glenndias.com | RLA 206174