



**GLENNDIAS**  
REAL ESTATE

## Monthly Newsletter

REAL ESTATE NEWS

SEPTEMBER 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](#).

We believe that apartment living is gradually gaining more acceptance and it is likely that a large portion will be snapped up by owner occupiers. The remainder are destined for the investment sector offering an opportunity at low entry prices and with higher yields to boot.

Experts recommend caution particularly when it comes to student accommodation or serviced apartments. While these sectors can provide good cash flow, banks consider these types of apartments as one of the most risky

residential investments and accordingly are prepared to lend less. Ongoing fees and a weak re-sale market are also real concerns. Source: AFR Smart Investor Dec 2014 P.70

### TESTIMONIALS

HI GLENN AND VERA

AS I ALWAYS HIGHLY RATE YOUR SERVICES (AND) YOUR RECOMMENDATIONS.

REGARDS,  
MATHEW HARRIS  
August 2015

### Agency Update

By the end of August we will be running a new version of the property inspection software on our office PC's and iPads and as a result the report layout will differ. At the time of writing, we have not yet trialled the new product but we have been informed that it is superior in terms of useability and features.

Like the spring buds appearing on fruit and flowering trees, we are also seeing the first signs of the property market shaking off its winter blanket our office is fielding an increasing number of calls from property owners wishing to sell or rent, why not avail of our September offer of a free Property Valuation Report? Call 8266 0888 for details.

### Fast Facts

The Save the River Murray Levy no longer appears on your Water Rates notice as it was abolished from 1 July 2015. For more information visit the new SA Water website [www.sawater.com.au](http://www.sawater.com.au).

### CAN WE HELP YOU?

In hindsight, the biggest regret of home buyers and investors is their delay in acting.

If you are procrastinating or just plain short of time CALL US on 8266 0888 to enquire about our Buyer's Agent Service.

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.

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