



**GLENNDIAS**  
REAL ESTATE

# Monthly Newsletter

SEPTEMBER 2018

## REAL ESTATE NEWS

After 26 years of economic growth in Australia, too many of us have acted under the assumption that property prices always rise and have made life-style choices to match. This is not so bad if it's our home that we are talking about, but the problem arises when this view is applied to property investments. If this false assumption forms the basis of a growing property portfolio, the strategy can be fraught with risk. According to CoreLogic's Home Value Index as at 30 June 2018, residential property prices across Sydney, Melbourne, Brisbane, Adelaide and Perth have all fallen in real terms (that is, after the impact of inflation). As more and more auctions are passed in and banks continue to tighten lending standards, the property down cycle could gain momentum. If you think that these changes in the property sector won't touch you, think again. The consequences of a downturn would be more far-reaching than we realise. Consider these facts: our largest banks are principally in two businesses - residential mortgage lending and credit cards. As the value of our property assets rise, we tend to spend more, driving retail trade. More than 1.1 million people work in construction, that's almost 10% of the total workforce. More than 95% of Australia's parliamentarians own property. Only those over the age of 45 have ever worked during

an Australian recession, that's less than 40% of the workforce. The list goes on. We aren't scaremongering! Investing, as with life, is about

## FOR RENT



Coming soon: fully furnished 2 bedroom Apartment at 96 North Terrace, Adelaide.

risk and return and our choices about property are crucial to our lives. Now is the time to think clearly and carefully about our response to this situation by asking: "If I own a home what should I do with my mortgage? If I have built up equity in my home what should I do next?"

Source: Morningstar Next 27/07/2018

## Agency Update

With a team that offers sales, leasing and management expertise, our Agency is well set up

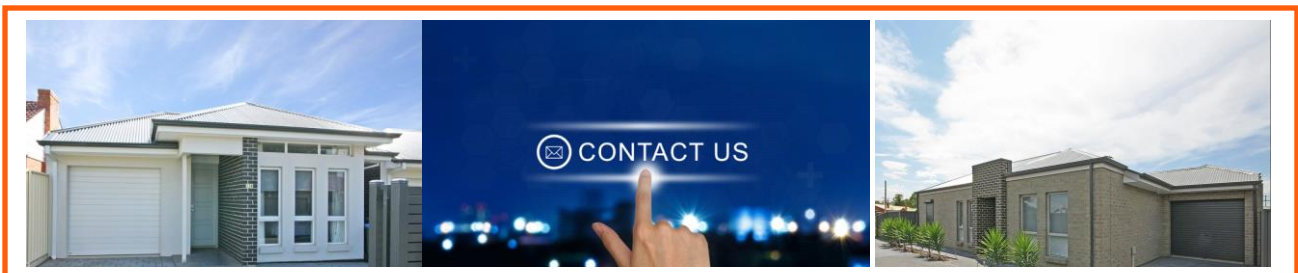
to look after all your property matters. If your needs relate to financial, legal, accounting or mortgages, have no fear, we will be happy to refer you to people that we have worked with in the past, in full confidence. We do not expect or receive any incentives for client referrals.

## Fast Facts

The FHSS Scheme is a Government initiative introduced in late 2017, aimed at helping first home buyers save for their first home. It allows individuals to withdraw eligible voluntary contributions made into their super account specifically for a first-home deposit. If you would like to know more about achieving your goals, get in touch with us for a free initial consultation with our in-house financial planner.

## CAN WE HELP YOU?

With the objective of providing our clients with a holistic service, we are delighted to inform that we now offer an in-house mortgage advisory service. Currently Owner Occupier variable rate starts at 3.64% Investment variable rate starts at 3.99%. [Click here](#) to book an appointment or call 8266 0888.



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