

THANK YOU | GOOD NEWS FOR INDUSTRY | ADELAIDE BEST RENTAL CITY | AFFORDABLE GARDEN TIPS

THANK YOU

A good friend recommended Matt to me, I had my house on the market earlier in the year with a different agent and it had not sold. Matt listened to my concerns and what I wanted. He then proposed a course of action to achieve my desired outcome. I followed his proposal, my first open was Saturday and I signed a contract for sale on the Tuesday. I could not have been happier.

J Cooke

I bought a home recently through Scarce and was extremely impressed by the level of service provided, especially by Margie Shean-Coad. You would be lucky to find a more dedicated, genuine, caring agent if you searched the world over. On top of that she is utterly professional and generous with her time. Scarce certainly deserves its excellent reputation.

S McCarthy

INCREASING CAPITAL CITY VALUES GOOD NEWS FOR REAL ESTATE INDUSTRY

The latest RP Data-Rismark Home Value Index report found an overall increase in the value of capital city properties over the last 12 months, which could be great news for those with real estate careers or anyone undertaking real estate training.

According to the report, there has been an overall value increase of 2.7 per cent over the last three months ending in January and overall growth of 13.2 per cent since the beginning of the current growth cycle, which started in June 2012.

Furthermore, capital city prices are now 4.8 per cent higher than their previous peak in October 2010, indicating a return to a strong real estate market across the nation.

With regards to South Australia, Adelaide experienced a 1.6 per cent increase in property values during the last quarter, with 2.5 per cent growth over the last year.



WELCOME

Scarce Real Estate would like to welcome its newest sales consultant, **Andrew Shields.**

You can contact Andrew anytime.
0475 101 022
andrew.shields@scarce.com.au



RP Data Research Director Tim Lawless said this growth is likely to dampen any thoughts towards the Reserve Bank of Australia's (RBA) decision to raise the official cash rate.

"Together with the higher than expected inflation reading and a lower Aussie dollar, the sustained growth in dwelling values is another factor the RBA is likely to consider when deliberating on any movement in the cash rate," said Mr Lawless.

Furthermore, Rismark's Chief Executive Officer Ben Skilbeck said that an increase in positive consumer sentiment was leading to this growth across the nation. "Growth in outstanding housing borrowings has increased meaningfully from its lows. Most noticeable is investor borrowing which for the calendar year 2013 grew by 7 per cent compared to 3 per cent in 2011," said Mr Skilbeck in a February 3 statement.

For an update on the current value of your home contact our team on 8332 1022

ADELAIDE THE MOST AFFORDABLE CAPITAL CITY FOR RENTERS

According to year-on-year data from December 2012 to December 2013 provided by Property Monitors, Adelaide is still the most affordable mainland capital city for renters, with the average weekly asking rent currently sitting at \$350 for houses and \$285 for units.

In comparison, median weekly asking rents for houses are \$500 in Sydney and \$375 in Melbourne. Darwin is the most expensive city overall, with an average weekly rental price of \$700.

Adelaide's comparatively affordable prices are good for tenants, but landlords are not on the losing side. The report also showed median prices in Adelaide were increasing, with rents rising 2.9 per cent for houses over the December quarter and 1.8 per cent for units.



This data shows property in Adelaide offers excellent potential for return on investment but is relatively affordable, meaning more people can get a foot onto the property ladder.

For an update on the rental value of your investment contact Steve or Nathan on 8332 1488.

LANDLORDS BEWARE

With a number of legislative changes taking place by the 1st March this year it is important that your investment property is managed by trained professionals.

Our experienced Property Managers will save you time using up to date systems providing you with stress free service and a better return on your investment.

For assistance contact our Senior Property Managers on 8332 1488.

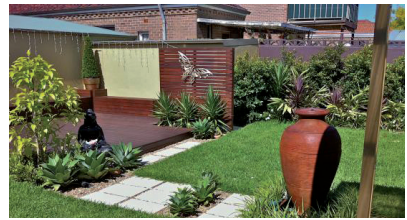


Steve McLuckie



Nathan Gherghetta

TIPS FOR CREATING AN AFFORDABLE GARDEN



1

Use **Recycled Paving**

Buying products such as pavers or bricks from eBay or Gumtree is a great way to save money on materials. Often contractors have leftovers from jobs, so you can source new pavers online. Otherwise you can find pavers in good condition from people simply changing their existing pavers. Just 10sqm is enough for an outdoor setting. Ideally a shade sail over the paved area will make the space more visually appealing and more functional.

2

Erect a **Shade Sail**

A shade sail is a simple DIY job and involves installing three timber posts or wall mounts. A shade sail kit can be purchased from most hardware stores.

3

Establish a **Lawn**

Turf is relatively inexpensive as is instant lawn which can be purchased at most garden centres and landscape suppliers. A small lawn area is almost a necessity for kids and it is certainly a garden element that families will be looking for when assessing a property to purchase. Even a small area of say 15sqm will be large enough to play on, kick a ball or have a splash under a sprinkler.

4

Screening Plants

Screening plants are a great way of softening an outdoor space and making the garden look bigger. Choose hardy plants that don't require much pruning. Species that will grow in most Australian conditions, require minimal care, grow to roughly fence height and look great year round include:

- Murraya paniculata (Orange jessamine)
- Photinia robusta (Photinia)
- Acmena smithii (Lilly Pilly)
- Viburnum odoratissimum (Sweet viburnum)

These plants can be purchased from your local nursery.

5

Cover your **Garden Beds**

Plants to fill the garden beds should be selected to look great, offer low maintenance and importantly be drought tolerant. Mulch can assist with water retention and make garden beds look more presentable. Pine bark, or Eucalyptus mulch can be readily obtained for free from local tree removal companies.

JUST MARRIED



Congratulations to our sales consultant
Ashley who recently married Fiona.
We wish them all the best for the future!

SCARCE PTY LTD 457 GREENHILL ROAD TUSMORE SA 5065
Registered Agents MREI **ACN** 008 015 969 **RLA** 1576

SALES (08) 8332 1022 **PROPERTY MANAGEMENT** (08) 8332 1488
FACSIMILE (08) 8364 1560 **EMAIL** scarce@scarce.com.au
WWW.SCARCE.COM.AU

