

THANK YOU

My brothers and I would like to thank you for doing a fantastic job selling our Nana's house at auction. We have never been involved in the whole process from start to the very exciting finish!! You and your team did a great job, thank you for a stress free auction which exceeded well above the expected price range. Well Done!

J Hutchison

Scarce Real Estate recently sold our property in advance of the scheduled auction date for a sum well above the predicted return. Throughout the process from the initial consultation until the successful settlement we found Darren and Matt friendly and professional at all times and their expertise within the industry was evident. We are delighted with the outcome and would not hesitate in recommending this agency.

G Johnson & C Besz



TENANCY DISPUTES

Being a landlord is a great way to get ahead in life while also helping to provide people with the accommodation needed to enjoy a happy lifestyle. Of course the ideal rental situation would be one of uncomplicated, minimal contact but this is not always the case.

It is your responsibility as a landlord to take care of the needs of your tenants such as necessary repairs and other issues that might occur during their stay. However, sometimes there are altercations that escalate where you may need to figure out the appropriate steps to defuse a situation.

The most important thing to do is act as soon as possible. Don't let tenancy disputes fester away for extended periods of time, otherwise new issues may appear.

Remain calm

Keeping yourself level headed throughout the situation will help you make rational decisions. Being blinded by emotion can lead to rash choices, which open you up to retaliatory action or even legal disputes in the long run.

Speaking with your tenant about the problem that has arisen and trying to work through this together is the best way to resolve these types of issues. Unfortunately, sometimes diplomacy isn't as effective as one might hope.

Engage the service of a Property Manager

One way to avoid this completely is to hire the services of a property manager. This way, they will be the ones who take care of any issues that arise immediately. In a case where things escalate to a legal situation, their up-to-date knowledge of the laws surrounding landlord and tenant rights will ensure both parties get a fair deal.

Their advice is invaluable, so you should consider seeking the services of a property manager in the future to avoid stressful tenancy issues.

Source: REISA

For assistance with your investment property call one of our Senior Property Managers Steve or Nathan on 83321488 anytime.

CHANGES TO FIRST HOME OWNERS GRANT

Changes have come into effect regarding the first home owner grant. In South Australia, the first home owner grant of \$5,000 is scheduled to end on the 30th June 2014 and be replaced by a \$15,000 grant for new homes only, up to the value of \$575,000.

The stamp duty concession for first time buyers of up to \$21,330 is also scheduled to end on the 30th June 2014.

If you are looking to invest in your first home, the following hints should help get you started.

- 1 Be clear on what you can afford.
- 2 Review your finances.
- 3 Keep saving.
- 4 Pay down debt and tidy up your credit history.
- 5 Take advantage of any grants or incentives.

For further information on the first home owner grant visit: revenuesa.gov.au

Feel free to contact our sales team on 83321022 anytime for help finding your new home.



HOUSING APPROVALS INCREASE

The number of housing approvals in South Australia experienced a strong degree of growth at the beginning of the year, which is great news for the strengthening real estate industry across the state.

Approval rates across the state are beginning to reach levels last seen in the 2000s, with the Housing Industry Association (HIA) highlighting the seasonally adjusted growth rate for the state reaching 10.5 per cent in January - with an overall high of 1,059 approvals for the month.

This figure takes the number of approvals for the three months to January to a level 19.6 per cent higher than the previous quarter. HIA Executive Director (SA) Robert Harding said this growth was encouraging to see in the region, especially with the real estate industry expected to become an important driver for the state's development.

Buying your next home or investment? Contact our Sales Team on 8332 1022 anytime to register for buyer alerts on our new listings.

Donate now
to our Annual Appeal

Read Ed's inspirational story and Travis Boak's testimonial at www.childhoodcancer.asn.au



Pictured:
19 year old Ed with
Travis Boak, Captain Port
Adelaide Football Club
and Childhood Cancer
Association Ambassador

Supported By:
SCARCE
REAL ESTATE



REMINDER! DO YOU HAVE LANDLORD PROTECTION INSURANCE?

Don't leave it until it is too late. Circumstances with tenants can change. Job loss, relationship changes... for such a minimal tax-deductible cost you can be protected from the unexpected rent loss or property damage.

AUSTRALIAN PROPERTY IS No.1 FOR ASIAN INVESTORS

Ongoing enthusiasm for Australian property will see wealthy Asian investors continuing to buy up large in future - although their market preference looks set to change.

Newly-released international property investment research, conducted for HBSC, found that Australia is one of the favourite property investment markets for affluent Asians.

Currently the number one destination for offshore property investment among wealthy Indonesians, Australia was also a close second for Malaysians and Singaporeans.

Australia also ranked highly among investors from China, Hong Kong and India.

HSBC Australia head of mortgages Alice Del Vecchio said Australia's appeal lay in its proximity [to Asia], quality education and lifestyle.

Community links to Asian countries also played a part, she said.

"Close to 70% of Australia's international students are from Asia and many stay in Australia long term to work or reside."



This interest in Australia was expected to remain strong, which would benefit the economy as foreign investment activity was a stimulus and could help to support a rebalance away from the mining sector.

PROPERTY DEPRECIATION SCHEDULE REPORTS

Invest smarter with a depreciation schedule report. This is prepared by a specialist Quantity Surveying firm and helps to ensure that you are maximising the cash return from your investment property.

Some depreciation companies say, "only 20% of investors fully utilise the tax advantages available".

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