



professionals news

may 2016

Interest Rate Cut Will Have Positive Outcome For Australian Property Market

The 0.25% cut in official interest rates by the Reserve Bank on Tuesday May 3 should see renewed activity from property investors, up-graders and first home buyers in the Australian market according to Shane Kempton, CEO of Professionals Real Estate Group.

Mr Kempton said that activity by property investors had declined in most capital cities over recent months due to falling rent returns.

"This cut in interest rates will make it financially more attractive for investors to buy property as it will help to off-set weaker rents.

"At the same time baby boomers that have cash savings in the bank will be getting even lower interest rate returns on their money and this will encourage them to invest in property.

"More people will also take advantage of lower interest rates to upgrade their homes.

"This latest cut in interest rates will only accelerate this upgrading trend as it will give confidence to property buyers that interest rates will remain very low for an extended period of time.

"In addition to investors and up-graders, this cut in interest rates should also give a boost to first home buyer activity in the established housing market.

"Established house prices in the lower end of the market are becoming more affordable and first home buyers are now realising that it can now be less expensive to buy an established house rather than building a new home.

"A large number of these first home buyers have been 'sitting on the fence' due to the uncertainty in the economy and this cut in interest rates should encourage them to take the plunge and buy an established home," he said.



NEW LISTINGS



5/12
Camden Street
Ballina



38
Shelly Beach Rd
East Ballina



2/15
Norton Street
Ballina



14
Elizabeth Street
East Ballina



23
Little Pitt Street
Broadwater



1/3-13
Sunset Avenue
West Ballina



564
Pimlico Road
Pimlico



4
Andrew Place
Lennox Head



35
Sandstone Crescent
Lennox Head



AUCTIONS



4/102
Temple Street,
Ballina

Auction May 21
On-site - 10.00am



19 Stonehenge
Place
Lennox Head

Auction May 28
On-site - 1.30pm

COMMUNITY EVENTS...

Alstonville Family Festival - Alstonville

Plans are underway for the Main Street Family Festival which will be held on **Sunday May 29**. The Alstonville Lions Club will be making it bigger and better this year. The main street will be closed and the organisers are hoping families from around the Ballina Shire will join them for a fun-filled day out. There is something for everyone including the Main Street Markets, fun rides and face painting for the kids, live music and entertainment.



Keep June 4 free on your calendar because that's the date for the 2016 Love Lennox Festival which showcases what everyone loves about Lennox Head.

There will be live music and performance stages for local musicians and will finish in the evening with Jazz By The Sea at the Community Centre. \$25 entry, BYO food and beverages and relax and listen to some amazing music.



Talk to the Property Experts

BUYING, SELLING & PROPERTY MANAGEMENT

Call us if you are thinking about buying or selling or know of someone that is.

Do you own an investment property?
We are here to help.
Phone: 6686 3511

How You Can Own Your Home Sooner

Imagine the relief of being debt free and not having to make mortgage repayments every month?

We all dream of owning our homes outright one day, but sometimes it can feel like it's a lifetime away. There are a few things you can do to help speed the process along though, which will also help you save money too!
So, what can you do to reach financial freedom sooner?

Don't pay less when rates go down – If your lender drops their rates then your minimum repayment will go down too, but if you can afford the higher rate then you should keep paying it. You probably won't even notice that you are paying more because you're already used to paying it.

Increase your minimum repayments – If you're comfortable paying your minimum repayments then why not try paying a little bit more? Even an extra \$50 or \$100 each week could end up saving you thousands of dollars in the long run by reducing the interest you owe and cutting years off of your loan term. If you think you might need the extra funds, you can get a redraw facility on your account that will allow you to take out any funds you have paid over the minimum amount.

Make your payments more frequently – Ask your lender if you can make your repayments weekly or fortnightly, instead of monthly. By doing this you will attract less interest and save money over the life of the loan.

Use an offset account – An offset account helps "offset" your mortgage by whatever amount is sitting in the account. Having an account like this can help you cut down your mortgage by hundreds of dollars a year. Many people find that they save a lot more money by putting their funds in an offset account as opposed to a regular savings account.

Refinance – Every couple of years you should review your mortgage and ask yourself if it's working as best as it could be. There are always plenty of great home loan deals around so it's well worth comparing what different lenders have to offer. You may even find that you've paid off enough of your home loan that you have enough equity to help service a new loan. If it's been awhile since you refinanced it could be worth talking to a professional financial advisor and finding out what your options are.

The team at Professionals Ballina/Lennox Head can help you with these and other great hints and tips.