



BRE News

Around the world in 2019

Lucia from our Sales team recently took a well earned break to tour NZ. She was amazed by the postcard-perfect beauty of both the North and South islands, enjoyed the food and met some great people along the way.

One of Property Manager's **Kim**, just got back from cruising the Mediterranean with her husband. They visited so many places, but report Portugal and Ireland as the best.



Welcome to the Family

We would like to introduce our new property manager Helen West. She's only been with us a short time, but has fit in well and is doing great. Welcome to the BRE family Helen.



Winner!



**Australian
Capital
Territory**

Our very own Symon Badenoch has recently been awarded some great honours in the latest Rate My Agent awards:

- * Winner of Agent of the Year for Belconnen
- * Ranked 2nd in the ACT
- * Ranked # 36 in Australia

"Good job!"



Congratulations on some great recent results from our Sales team, in a challenging market:

- A house in Slight Place Holt was sold for **over the listing price** after only **15 days on the market**.
- A unit in Bowman Street Macquarie was also sold over the owner's original asking price, and in just *17 days*.

Well done team!

Canberra Market Wrap

March 2019

Auction Market



43%

Clearance Rate

▼ 24% YoY

282

Houses

38

Units

Houses



1,756

Supply

▲ 33% YoY

46%

Clearance Rate

▼ 23% YoY

79

Days On Market

▲ 30% YoY

4.4%

Discount Rate

0% YoY

Units



1,631

Supply

▲ 24% YoY

25%

Clearance Rate

▼ 28% YoY

91

Days On Market

▲ 3% YoY

4.3%

Discount Rate

▼ 6% YoY

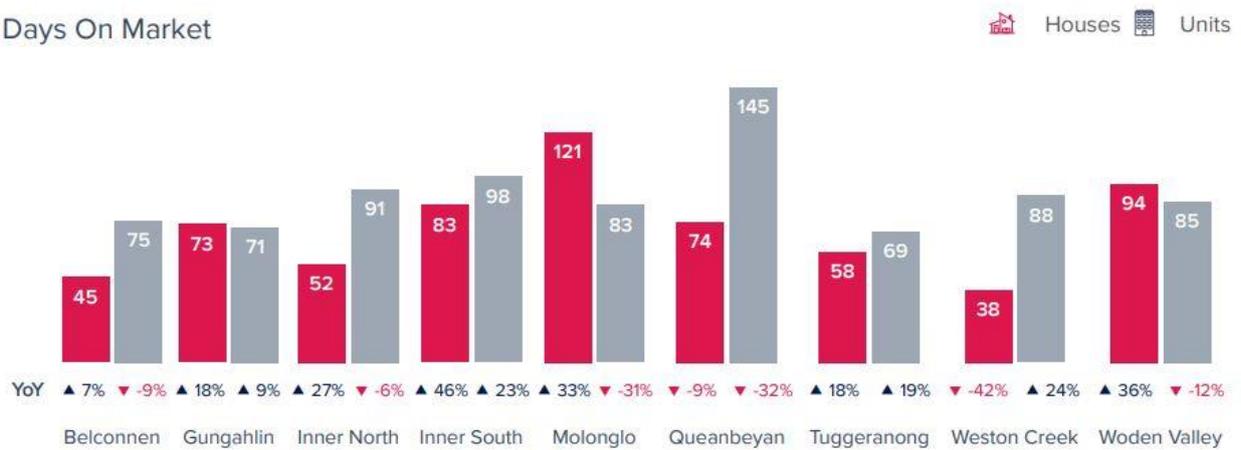
After a rise in February to 51%, the Canberra auction clearance rate dropped to 43% in March.

The number of days on market and total supply of both units and houses for sale have also risen, since February and also in comparison to the same period last year.

District Overview

March 2019

Days On Market

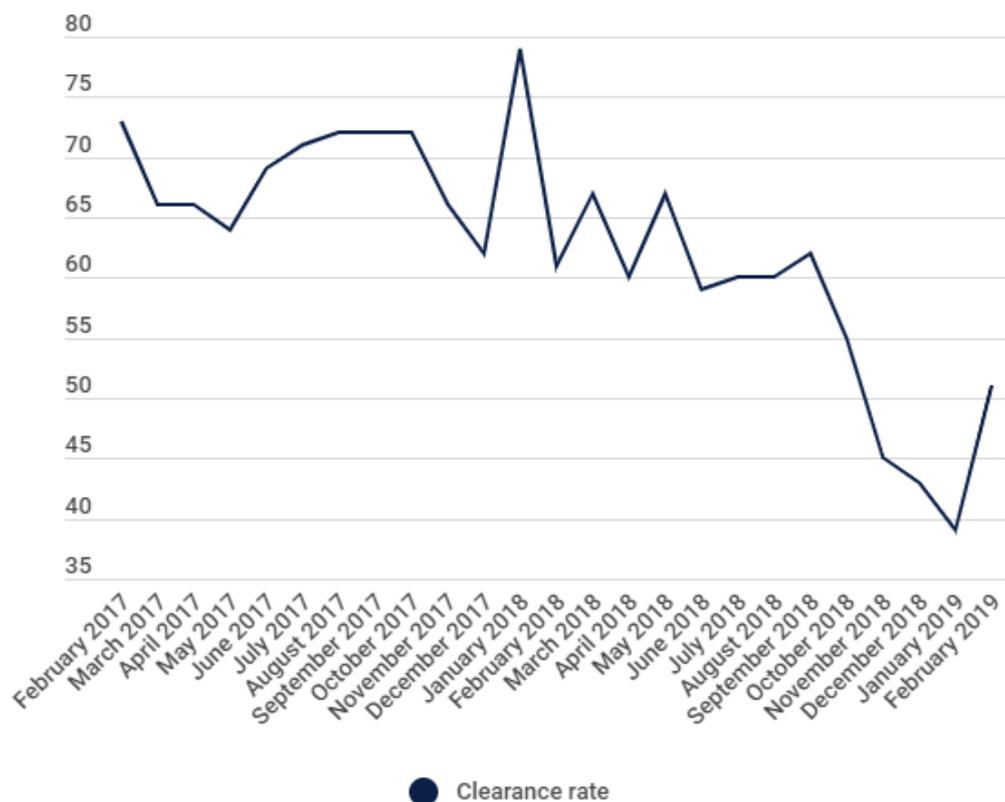


Supply

District	Houses	Units	YoY % Change
Belconnen	330	252	▲ 6%
Gungahlin	455	252	▲ 10%
Inner North	167	450	▲ 28%
Inner South	128	242	▲ 32%
Molonglo	82	111	▲ 33%
Queanbeyan	343	161	▲ 6%
Tuggeranong	331	134	▲ 11%
Weston Creek	97	22	▲ 23%
Woden Valley	160	167	▲ 12%

* Courtesy of Allhomes.com.au

Canberra monthly clearance rates



[READ MORE on Allhomes here](#)

Some interesting Feb/March data from CoreLogic

Capital city properties listed for sale

Capital city	No of new listings	12 mth change (%)	No of total listings	12 mth change (%)
Sydney	6,418	-25.3%	28,703	7.7%
Melbourne	7,247	-22.9%	35,742	16.5%
Brisbane	4,032	-11.3%	20,671	3.6%
Adelaide	2,140	-0.3%	8,519	-0.3%
Perth	3,679	-18.6%	21,087	-4.2%
Hobart	433	6.1%	1,279	18.1%
Darwin	178	3.5%	1,416	-5.2%
Canberra	747	-4.7%	2,467	9.1%
Combined capitals	24,874	-18.6%	119,884	6.4%

Capital city private treaty median prices

Capital city	HOUSES		UNITS	
	Number of Sales	Median price	Number of Sales	Median price
Sydney	1,643	\$817,000	883	\$661,000
Melbourne	1,817	\$680,000	938	\$505,000
Brisbane	1,086	\$520,000	270	\$360,000
Adelaide	619	\$465,500	150	\$335,000
Perth	1,039	\$485,000	224	\$350,000
Hobart	174	\$460,000	45	\$375,000
Darwin	36	\$512,500	11	\$311,000
Canberra	217	\$635,100	126	\$433,750
Combined Capitals	6,631	\$629,012	2,647	\$513,091

* source: CoreLogic

Feature Sale Property



16 Rouseabout Street, Lawson

4 Bedroom, 3 Bathroom, EER 5.0 - Auction on site 10th April, 6.00pm

A magnificent contemporary residence set over three levels and built to the highest standard. 252sqm of living space, triple garage and gourmet kitchen. Doubled glazed windows, electronic gate, and the master bedroom even features a private courtyard.

See our website for more photos and further detail www.badenoch.com.au

[VIEW ALL SALE PROPERTIES](#)

Leasing Team Results

Congratulations to the leasing team on some great recent results:

- A Hely Street, Griffith property was rented off the **first showing**, after **only 7 days** on the market, and
- An apartment in Chandler Street, Belconnen was leased **after only one showing and 2 days on market**

Go Team!

Feature Property For Rent



17 Quain Street Crace - Available to Rent now

Lovely 2 bedroom 2 storey terrace home with:

- Spacious light filled, tiled open plan living area
- Nobo electric heating, landscaped courtyard
- Convenience of a 2nd powder room downstairs
- Carport with storage room and additional garden shed provides extra storage space.

See our website for more details www.badenoch.com.au

[VIEW ALL RENTAL PROPERTIES](#)

The Rental Market

The first quarter of 2019 has showed varied results for the Canberra rental market. Median rents for houses were up, whilst rents for units were down slightly.

[Read the article by Rent.com.au](#)



With more and more Canberrans opting for apartment living, a recent article by Allhomes identifies three bedroom properties as the area with a growing demand in this market.

[Read the article here](#)

Ways to splash the extra cash from depreciation

When an investor starts claiming depreciation, they can reduce their tax liability. This is because depreciation essentially lowers their taxable income, meaning they may be able to put more money back in their pocket at tax time.

For many investors, the additional savings depreciation provides them can help them to reduce their loans faster, add more funds into an offset account, to put money towards a new car or a holiday or to assist them with everyday expenses involved in holding the property.

As an investor, there are smarter ways to use the extra cash you will make from depreciation. Here are just a few:

Pay off your debts

First things first, if you have any major outstanding debts, this may be a good chance to reduce or eliminate them. While a Financial Advisor can advise which debts you should be paying off first according to your own financial institution, things like credit card debts (which often have very high levels of interest) or personal loans could be a good thing to pay off or reduce.

Diversify your portfolio

Most Financial Advisors will tell you that diversifying is a great way to minimise risk and is important for long-term financial success. When you have a diverse portfolio, these different investments are likely to react differently to the same event. This means that if one area suffers, you still have a stake in another area that is growing. Ideally, this will offset significant financial losses.

For example, a residential investor might look to invest in shares, bonds or even venture into the world of commercial property.

Grow your portfolio

Most investors will stop at one property but if you have the means, you can experience greater returns by growing your property portfolio.

Carefully consider whether this works for your financial situation and fits in with your investment goals.

As always, do some proper research to ensure you're investing in the right area and the right property to maximise capital growth and rental returns.

Boost your super

It's never too early to plan for your retirement. If you'd like a similar standard of living once you retire, it's likely you're going to need to make some voluntary payments on top of what your employer pays. This money is concessional tax, will generally be locked away until you retire and you'll benefit from compounding returns over time.

Do some renovations on your investment properties

Is your investment property a bit run down, in need of some better appliances or just crying out for a fresh coat of paint? Well this is your chance to change that. Using the extra cash from depreciation to improve your current property is a great idea, provided you don't overcapitalise. This could potentially boost rental returns and increase the overall value of the property.

Expand your business

If you're a commercial property investor or running a business as the tenant, extra cash never goes astray. Depending on how the business is performing you could use this extra cash to expand or invest in other parts of your business. For example, this may give you the funds to upgrade your business equipment or start expanding into a new area.

Consult with an Advisor

Please note that these examples are general in nature and do not take into account your personal situation. As always, you should consult with your Financial Advisor when making such financial decisions to determine the best course of action for your individual circumstances.

Article provided by BMT Tax Depreciation.

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