

Property Focus

Bringing you the latest news, fact and figures from the world of Australian real estate.



Renovate Wisely

When it comes to renovating, the result can significantly increase the value of your property if done well, but bear in mind renovations can also cost the most if not planned and completed carefully.

Disruption Any renovation is a disruption, so before your bathroom and kitchen are 'out of order' have a Plan B for alternate locations to cook and shower.

Timing Whether getting in a professional builder to run the whole project or managing it yourself, be very clear on the timeline between facilities being out of order and back in working condition. That's when Plan B comes into place.

Coordinate Kitchens and bathrooms are the rooms that require the most specialist expertise. Coordinating everyone to do their

job at the right time in the right sequence is crucial to ensuring a half-finished room doesn't languish for days, and even weeks. You will need plumbers, electricians, builders, cabinetmakers, painter, floor layers, to name a few. With many tradespeople so busy these days, if one is unable to complete their job as per the schedule, be ready to suddenly reschedule the others in the sequence.

Contingency Before your kitchen is out of order, ensure you will have a supply of water, with a microwave and kettle as your mainstays. Consider preparing and freezing a selection of meals in advance to simply defrost and microwave. Bathrooms are a little harder to cope with if they're not working, so really think that through before pulling the place apart.

3 MONEY SAVERS

1. There is a huge cost difference between flooring types. Make sure you understand not just the per metre cost, but installation costs which vary depending on type. The beauty of bathrooms is that you may even be able to find an off-cut at a huge price reduction. But be careful not to cut any corners as flooring takes a lot of wear and you want it to last, particularly in wet areas where children can create tidal waves at bath time.
2. If you still like your kitchen layout, consider just replacing the bench top, modernising the taps and changing the cupboard/drawer handles when painting or refinishing your doors, drawers and fronts.
3. While planning your bathroom and kitchen changes, think carefully about implications for plumbing. Using the same plumbing layout for taps and wastes can save a lot of money as your plumber will only be installing new fittings into existing pipes, rather than pulling up walls, floors, ceilings, pathways and lawns to lay completely new plumbing systems.

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Dress Your Home for Open Success

While every property has good points, most have aspects that would benefit from improvement. With a little thought and energy, you can make the most of the good points and cover up the less appealing aspects. Presentation is everything ... and it's often what sells the emotional appeal of a property.

Set the setting for a successful open for inspection with these helpful tips.

- Ensure your pets are taken offsite so that they won't annoy visitors
- Attend to any little maintenance jobs such as sticking doors or dripping taps
- A general spring clean will freshen the look and the air; don't forget to wash the windows inside and out
- Ensure your kitchen is spotless and the working areas are uncluttered
- The delicious aroma of brewing coffee or freshly baked muffins will convey the impression that your home is there to be enjoyed
- Bathrooms and toilets should be gleaming, while scented soaps add a nice touch
- Make sure wardrobes are tidied to highlight a sense of space
- Mirrors in smaller rooms can also convey a feeling of spaciousness
- Place fresh flowers through your home
- Interesting books or artwork in feature areas can encourage visitors to linger
- Create a pleasant mood with instrumental music – classic jazz, classical or sounds of nature
- Outside lighting is a must for evening inspections
- Make sure the temperature is comfortable. If the open is held in summer, turn on your central air if needed well in advance of the start time.
- Don't hover around. It may make visitors uncomfortable.

Market Facts

Capital cities home value index - 30 September 2017

	ALL DWELLINGS		HOUSES		UNITS	
	% Change Year on Year	% Change Month on Month	% Change Year on Year	% Change Month on Month	% Change Year on Year	% Change Month on Month
Sydney	10.54 ▲	-0.13 ▼	10.96 ▲	-0.29 ▼	9.56 ▲	0.24 ▲
Melbourne	12.08 ▲	0.86 ▲	13 ▲	0.81 ▲	9.26 ▲	0.99 ▲
Brisbane*	3.5 ▲	0.26 ▲	4.03 ▲	0.25 ▲	2.56 ▲	0.26 ▲
Adelaide	5 ▲	0.03 ▲	5.5 ▲	0.04 ▲	1.27 ▲	0.01 ▲
Perth	-2.86 ▼	0.08 ▲	-2.88 ▼	-0.09 ▼	-2.74 ▼	0.85 ▲
Hobart	14.3 ▲	1.71 ▲	15.03 ▲	2.12 ▲	10.64 ▲	-0.43 ▼
Canberra	7.75 ▲	0.56 ▲	9.29 ▲	0.76 ▲	3.19 ▲	-0.07 ▼

*Brisbane results are for the combined Brisbane and Gold Coast region
Source: CoreLogic