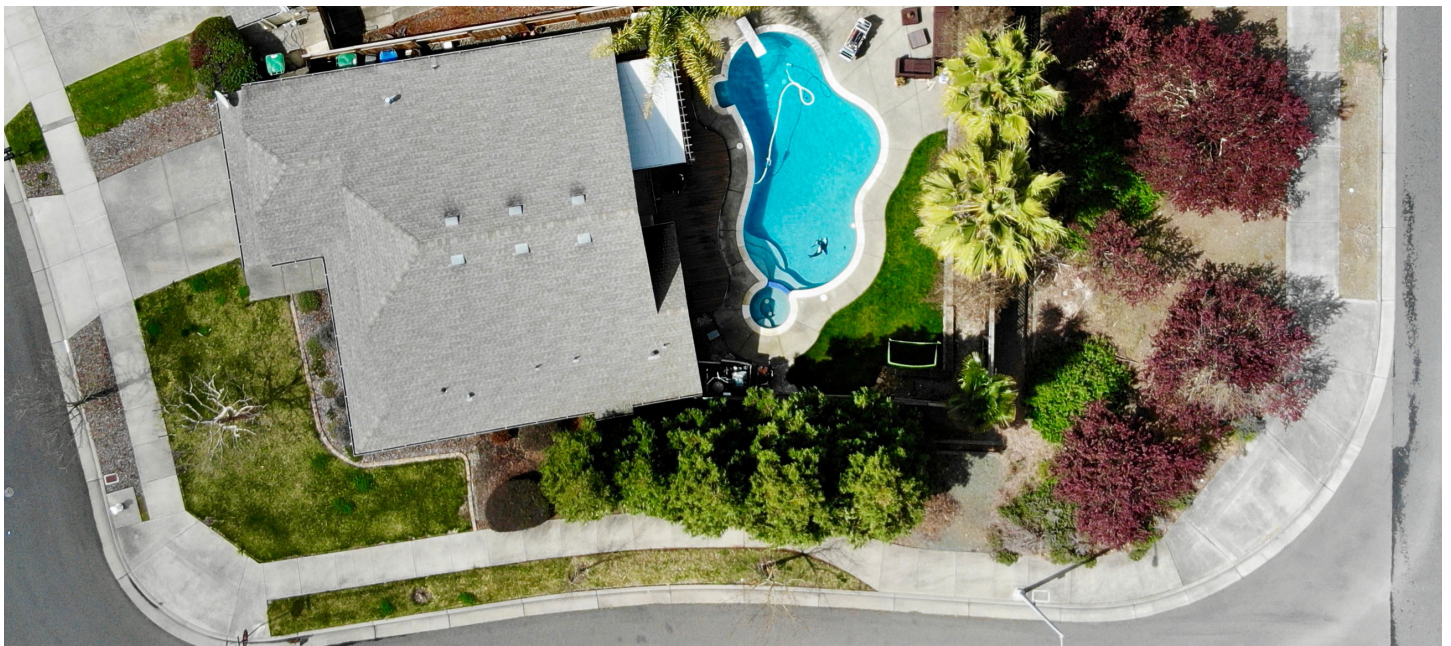


Property Focus

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

Adapting for later in life

A comfortable care-free retirement can often stem from being in a comfortable low-maintenance home. If you are looking ahead to where you want to be and how you want to live, you need to consider a number of options. Ask yourself whether it's time to sell the wooden home on the large block with high-maintenance gardens to enjoy the luxury lifestyle of a coastal apartment.



Maybe you are looking ahead to a comfortable retirement in your existing home. If so, start your early planning to make a few key adaptations to make it easier and safer to carry out activities such as bathing, cooking and climbing stairs.

The following checklist is a good guide to how you can address any potential problem areas

- Difficulty getting in and out of the shower
- Slipping in the tub or shower
- Difficulty turning faucet handles and doorknobs
- Access to home
- Inadequate heating or ventilation
- Difficulty climbing stairs

Possible solutions

- Install grab bars, shower seals or transfer benches
- Place non-skid strips or decals in the tub or shower
- Replace faucet handles with level handles
- Install ramps to doors
- Install insulation, double-glazing, air conditioning and good quality curtains
- Install handrails for support

While you're at it, consider these tips for adapting your home to changing needs

- Remove unnecessary throw rugs and fasten down rugs or floor runners to prevent slipping.
- Move furniture to create clear walking paths.
- Keep objects off the floor and coil or secure cords to the wall to prevent tripping.

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QUANTITY SURVEYORS



How to: Get your pool ready for summer

With the warmer weather approaching, now is the time to give your pool a pre-summer makeover. You may find that if your pool has had limited use, it may need some TLC. Want to get your pool in top shape, but you're not sure where to start? Check out Poolwerx's top tips below.

ENSURE THE POOL IS FULL

If you haven't used your pool in a while, you may find the water level has dropped. If the water level in your pool drops below the skimmer box, you run the risk of running your pump dry and burning out. To avoid this from happening, set yourself a regular reminder to check whether your pool needs a top up.

GET A 60 SECOND WATER TEST

A water test will provide you with an in-depth analysis of the exact chemical dosages your pool requires to remain in top condition. Collect a sample from about an arm's length under the water surface. To have an accurate analysis, aim to have the water tested within a few hours. Head to your local Poolwerx store to receive your 60 second computerised water test for free.

DO A SAFETY CHECK

Backyard drownings increase during the summer months, so keeping a safe and secure pool area is vital, whether you have children or not. Some questions to ask yourself:

- Is the pool gate latch at least 1.5m above the ground?
- Are CPR instructions displayed in the pool area?
- Are the vertical gaps between the fence panels less than 100mm apart?
- Are pool toys and accessories stored securely and out of view?
- Have climbable objects near the pool fence been removed?

LOOK OVER YOUR EQUIPMENT

When was the last time you had a look at your pump or filter? If your pool use has been limited, now is the time to check whether any pool equipment needs to be replaced.

Some signs that equipment may need to be repaired include excessive backwashing and poor water quality. If you are using the correct amount of chemicals, but your water is still not clear, it could be your pool pump, filter or chlorinator that needs replacing.

If you're not sure about whether equipment needs to be replaced or not, give your local Poolwerx team a call and they can provide advice.

Quick tip: If you do this during the cooler months, retailers may have special offers and discounts, saving you money and you will also avoid the customer rush when summer hits.

KEEP IT UP!

You've got your pool back to being clear and healthy, so don't drop the ball now! It's easy to keep your pool healthy with a regular maintenance plan.

Testing your water every fortnight (weekly during high use periods) will help keep your pool water in balance. Whether you plan to use your pool once a day or once a month, regular cleaning and servicing will help keep your pool healthy year-round.

Thank you to our business partners at Poolwerx. Speak with your local Poolwerx team and they can set up a personalised service schedule to suit your needs and your budget. Visit www.poolwerx.com.au

Market Facts

Capital cities home value index - 31 August 2019

	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	-6.94 ▼	1.57 ▲	-7.73 ▼	1.45 ▲	-5.21 ▼	1.82 ▲
Melbourne	-6.23 ▼	1.40 ▲	-8.67 ▼	1.34 ▲	-0.88 ▼	1.52 ▲
Brisbane*	-2.08 ▼	0.21 ▲	-2.15 ▼	0.06 ▲	-1.85 ▼	0.74 ▲
Adelaide	-1.08 ▼	-0.24 ▼	-1.35 ▼	-0.35 ▼	0.52 ▲	0.40 ▲
Perth	-8.83 ▼	-0.51 ▼	-8.63 ▼	-0.55 ▼	-9.86 ▼	-0.09 ▼
Hobart	3.05 ▲	0.51 ▲	4.06 ▲	0.83 ▲	-0.89 ▼	-0.92 ▼
Canberra	1.22 ▲	0.79 ▲	2.23 ▲	1.07 ▲	-2.38 ▼	-0.29 ▼

*includes Gold Coast