

Property Focus

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



How to protect your pool against freezing temps

Freezing temperatures are here. What can you do to protect your pool equipment during a freeze? Here are a few tips to help you out during freezing weather.

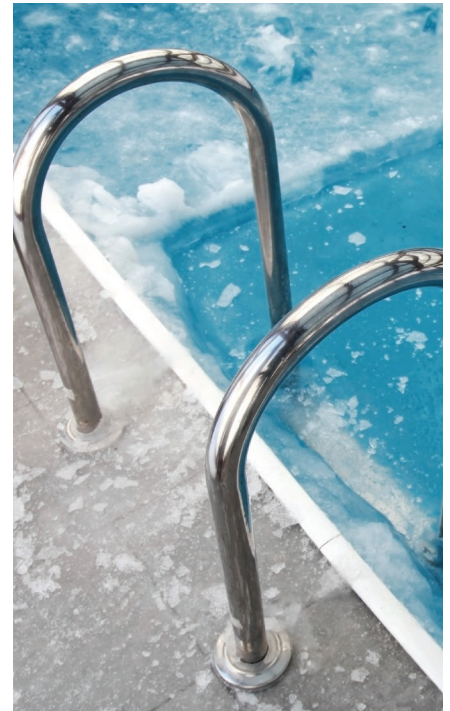
- Make certain the main pool pump is running continuously while the temperature is below freezing. You should have a freeze protection device that will automatically turn the pump on when the temperature drops to around 34 degrees. A freeze protector will keep your pool running as long as the temperature remains close to freezing. A quick visual check will be in order the next time the temperature drops to around 34. If the pool does not turn itself on, you can always call Poolwerx to have the issue resolved.
- Make sure the pool is clean. If your skimmers and main drain get blocked with leaves and other debris it can prevent the pump from moving enough water to prevent freezing. Even though it's cold outside, don't forget to clean the skimmer baskets daily if necessary.
- Maintain the proper water level. If the water

level gets too low, your skimmers will run dry and cause the pump to lose prime. If this happens there will be no water movement through the pool equipment and the plumbing is certain to freeze.

- Remove the drain plug or open the hose bib on the backwash line. Backwash lines have a tendency to retain water in them. If not drained, they can freeze and break.

Lost power? Don't forget your pool!

In the event you lose power, you should also take measures to protect your pool and equipment. Remove all drain plugs from every piece of equipment in the system (i.e. pumps, filter, and heater). We suggest you cover the pool equipment with tarps and blankets. This can help protect your equipment and plumbing from freezing.





Maximising your property's sale potential with a virtual tour

With social distancing now the 'new normal', you may be wondering how digital solutions can help boost your property's sale potential. While nothing quite replaces the in-person experience in its entirety, virtual tours can be a valid alternative, or complement, to in-person viewings. Digital tools are becoming increasingly sophisticated and immersive, and with the sudden need or desire to keep our distance, now is a great time to take advantage of the resources available.

What types of virtual tours are there?

It depends on the provider and software you use, but here are the main options for creating a virtual viewing experience.

Still photo tours (photo-gallery)

Professional photos are still the number-one attention grabber. While you may not consider still photos a component of a 'virtual tour', they are usually the first thing that buyers see when browsing listings, so make sure the photo-gallery puts your property in the best light.

3D floorplans

3D floorplans enhance traditional floorplans by offering a more accurate illustration of your property's layout and dimensions; however, they are still quite static and offer no interaction.

Interactive floorplans

Interactive floorplans allow prospective

buyers to click on each room of your house and see related still photographs, giving them a high-level view of the property. This option is usually quite mobile-friendly, but the key disadvantage is that it doesn't provide a 360 degree view of the room.

3D virtual walkthroughs

A combination of 3D floorplans and 360 degree high-resolution photos, 3D walkthroughs offer a more immersive experience, enabling buyers to explore your property from the comfort of their own couch. The level of detail and interactivity may vary depending on the tools used (sometimes panorama photos are slow to load), but they offer a great alternative to in-person viewings.

Video tours

It's no secret that videos tell a story. Using drones and professional video footage, a full-motion video of your property can be created

and with music, narration and text overlay if desired. Some buyers may favour this type of virtual tour because of its immediacy, but load time and lack of viewing control can be a disadvantage.

How to make your virtual tour more effective

Different virtual options offer different degrees of interactivity and engagement, and if you're hiring a professional, costs can vary significantly depending on the solution.

Prepare the property

Before photos and videos are taken, make sure your property is clean, decluttered and home-staged to perfection - just like you would before an in-person property viewing.

For more tips about preparing your property for marketing, visit our [blog](#).

Market Facts

Capital cities home value index - 30 April 2020

	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	14.31 ▲	0.42 ▲	15.77 ▲	0.34 ▲	11.02 ▲	0.59 ▲
Melbourne	12.38 ▲	-0.29 ▼	12.77 ▲	-0.44 ▼	11.51 ▲	0.05 ▲
Brisbane*	4.27 ▲	0.31 ▲	4.94 ▲	0.26 ▲	1.88 ▲	0.46 ▲
Adelaide	1.48 ▲	0.39 ▲	1.30 ▲	0.35 ▲	2.48 ▲	0.66 ▲
Perth	-2.54 ▼	0.23 ▲	-2.46 ▼	0.29 ▲	-3.02 ▼	-0.18 ▼
Hobart	5.01 ▲	-0.21 ▼	5.06 ▲	0.57 ▲	0.74 ▲	-3.26 ▼

*includes Gold Coast

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