



This newsletter has been designed to keep you updated on what is happening within the industry and our real estate office

**We Sell
We Buy
We Manage
Properties**

Call us if you are thinking about buying or selling or know of someone that is and we can discuss our client discount.

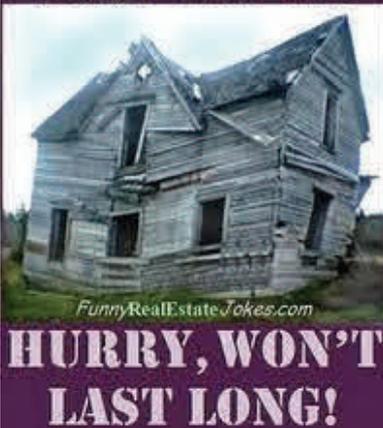
0409 899 957

INSPIRATIONAL QUOTE

Don't count every hour in the day. Make every hour in the day count!

~ Mark Amend

JUST LISTED



FunnyRealEstateJokes.com

HURRY, WON'T LAST LONG!

IMPORTANT: This is not advice. Clients should not act solely on the basis of the material contained in this newsletter. Items herein are general comments only and do not constitute or convey advice per se. Every effort is made to ensure the contents are accurate at the time of publication. Clients should seek their own independent professional advice before making any decision or taking action. We take no responsibility for any subsequent action that may arise from the use of this newsletter. Published by REAL ESTATE WORKS - www.realestateworks.com.au

Northern Gold Coast cane fields on market to build vast new city



A NEW coastal city, with scope for a Disney-sized theme park, education, housing, retail and commercial space has been proposed between Brisbane and the Gold Coast under a historic deal between the owners of 248 properties.

A parcel of sugarcane land more than 10 times the size of Surfers Paradise, bordered by the M1, Moreton Bay and two rivers, is on the market, with sellers hoping to achieve a national land sales record, likely to be well over \$1 billion.

The site in the Norwell Valley would become Australia's largest master planned city, triple the land size of Ipswich's Greater Springfield which is projected to house 105,000 people by 2030.

The 40 landowners in the deal — many of them cane farmers — see the sale of the 6117 hectares as a dignified end for the area's industry, which has been struggling to

maintain viable supply to the Rocky Point Mill.

Prospective buyers of the valley would become its master planners, co-ordinating government approvals and engaging major residential and other developers to deliver the extensive infrastructure required — with up to a third of the area proposed to be designated green space.

The deal between owners was struck by Global Enterprise Management Solutions, which was formed by architect Rob Machon and stockbroker Wayne Cummins, who have both moved to the Gold Coast from Sydney.

A statement released by Canford Property, which is running the sales campaign, said Wanda is already building the Jewel development at southern Surfers Paradise and has various other landholdings in the city.

Sept 2016 GC Bulletin ~ Kathleen Skene

THE FACE YOU MAKE



WAITING FOR THE APPRAISAL

EXPANDING YOUR PROPERTY PORTFOLIO

Expanding your property portfolio and wealth can be easy if you have equity in your current property/s.

Do you know if you have equity in your property/s?



We are here to assist and support you with your property wealth creation plans.

Contact our agency today for an obligation free market appraisal to find out what your property is worth.

You could be surprised to find out that you can purchase an additional investment property with no upfront costs or financial outlays. **Phone : Lesley 0409 899 957**

Real Estate Works

**MAKING
REAL ESTATE WORK
FOR YOU**



REDRAW AND OFFSET

ACCOUNTS



A valid concern of many mortgage holders is that if they make additional repayments on their loan their savings are impacted and that they won't have any reserve funds if something unexpected occurs.

The good news is, many lenders offer redraw facilities on additional repayments made, or they give you the option of an offset account linked to your loan – which allows you to withdraw any additional money (extra repayments) as required. Both a redraw facility and offset account help you pay off your loan faster, but they are two different features and it is important to understand how they are different...

A redraw facility allows a borrower to redraw the additional repayments made against the home loan. For example: Jessica has a 25 year term home loan of \$300,000, with an interest rate of 5.5%. Her monthly repayments are \$800, but Jessica elects to pay an extra \$100 a month off her loan – meaning her additional repayments total \$1,200 over the year.

These additional funds are used as an emergency fund – where Jessica can draw from if needed. If Jessica continues to make an extra payment of \$100 each month, and does not use her redraw facility, she will save \$29,917 and 2 years and 6 months off the life of her loan.

An offset account is a savings account linked to your home loan. Any amount you keep in this account is offset against your loan amount, reducing the interest paid on a daily basis. Thus, the more money in your offset account, the less interest you pay overall.

For example: John has a 25 year term home loan for \$300,000 with an interest rate of 5.5%. He opened an offset account linked to his home loan. John received \$10,000 from his parents as gift and deposited it in his offset account. If John doesn't withdraw this amount, he will save \$27,634 and 1 year 3 months on his loan.

The key to fully utilising this feature is to keep a good amount of money in your offset account. Consider moving all of your savings into your offset account, or ask for your salary to be directly paid into your offset account. This way you can maintain a high balance for the maximum number of days.