



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

Give yourself an early Christmas present !!!



Refer a friend and receive 3 months free management on your property.

INSPIRATIONAL QUOTE

Your work is going to fill a large part of your life, and the only way to be truly satisfied is to do what you believe is great work. And the only way to do great work is to love what you do. If you haven't found it yet, keep looking. Don't settle. As with all matters of the heart, you'll know when you find it.

~ Steve Jobs

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

\$1 BILLION COOMERA TOWN CENTRE STARTS



AFTER a decade in the pipeline the billion-dollar Coomera Town Centre development is ready to begin.

Fences have gone up around the Foxwell Road site and Westfield is expected to break ground within weeks with major earthworks to start about Christmas.

Area councillor and city planning boss Cameron Caldwell said the imminent start of works was the culmination of nearly 20 years of work.

"The hard work to bring the town centre to fruition is now paying off as meaningful progress is undertaken on the site in preparation for construction to begin," he said.

"Coomera continues to lead the city in growth and opportunities and this project will provide a major boost during both construction and on an ongoing basis.

"This is the fruition of nearly 20 years of hopes and dreams and I am proud to have seen it happen after the work of recent years."

The \$500M first stage of the development got approval from the Gold Coast City Council last year but was stalled until the upgrade of Upper

Coomera's Exit 54 interchange on the M1 was upgraded.

Work on the duplication of the interchange began in August, unlocking billions of development in the north which can now proceed. And the project's imminent start date is also sparking sales of land surrounding the precinct.

LJ Hooker Coomera Licensee Teresa Foster said there was a strong appetite for property from both developers and people hoping to build their dream homes close to the regional centre "It is all staring to fall in line and it is a development which a lot of people have been waiting a long time for," she said.

"Many of the small holdings here have sold along Foxwell Road and every possible piece of developable land has been snapped up.

"Obviously people have been waiting for this." Among the first stage's features are a cinema, two-level department store, supermarkets, retail shops and artificial beach similar to Brisbane's Southbank.

~ Andrew Potts GC Bulletin Oct 2015



WHAT IS LENDER MORTGAGE INSURANCE?

Lender Mortgage Insurance (LMI) is one of the ways to help you achieve the dream of home ownership sooner without having the 20% deposit that is typically required by most banks and financial institutions.

With LMI, lenders may allow you to borrow a higher proportion of the purchase price, allowing you to purchase a property with a smaller deposit than would otherwise be required. It may also enable you to borrow at an interest rate that is comparable to a borrower who has a larger deposit.

The lender is the insured party, not you, the borrower, or any guarantor. Lender Mortgage Insurance protects the lender against a loss should the borrower no longer be able to afford their loan repayments and the Guarantor (if any) is unable to meet the liability.

Lender Mortgage Insurance should not be mistaken for Mortgage Protection Insurance, which covers your mortgage in the event of death, sickness, unemployment and disability.

By reducing the lender's risk at the outset, taking out Lender Mortgage Insurance allows you to purchase your dream home with as little as 5% of the purchase price. This can open up many possibilities for you as a new home buyer – better location, larger house, ability to do renovations. Simply put, LMI may bring you that much closer to achieving your home ownership dreams, years earlier than you ever thought possible.



LANDLORDS NEGOTIATING WITH TENANTS

It doesn't happen often, but when it does – things can go wrong...

We strongly recommend that landlords do not make direct contact or enter into any informal agreements with the tenant without first consulting your property manager.

There are prescribed notices and important processes that must be adhered to to avoid costly fines. You also need to be cautious that all parties are acting in accordance with legislation requirements.

We are here to help, manage, and guide you at any time.

SUDOKU COFFEE BREAK

Every row & column, and 3X3 box, must contain the numbers from 1-9. Good luck!

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SUMMER IS ALMOST HERE

The weather is warming up and the end of year is near. To assist our landlords we have listed some important checks for this time of year.

- Gutters cleared (especially in high risk fire/flood areas)
- Pest inspection for white ants/termites
- Cut back overhanging branches around the property (especially if near gutters or roofs)
- Install an air conditioner to the property if there is not one
- Pools must be safe for tenants and visitors (including gates and fences)

Real Estate Works

MAKING
REAL ESTATE WORK
FOR YOU

