



NEWS - SEPTEMBER 2011

Make Sure Your Renovations Are Up To Code

The renovating bug has hit a lot of Australian homeowners recently, and while renovating can be a great way to value-add to your home, it's important to make sure that your renovations are going to be carried out in the correct way.

Doing a quick and cheap renovation and carrying out your own DIY projects can be very appealing, but if your home improvements aren't carried out in the right way you could end up paying a lot more in the future.

Before you start your renovations check with your local council to make sure that you can carry out your intended work and to make sure you are aware of any council regulations that may apply to you. If you intend to carry out a lot of your own work then it's at least worth getting professional advice first, and never carry out work that you need to be qualified for, such as plumbing or electrical work.

If you do decide to carry out illegal building work in your home, there is a possibility that you will need to

rectify your work in the future, and if any accidents occur to tradesmen or visitors to your home because of dodgy work, you will be liable.

It's also important to keep in mind that when you go to sell your home there's a good chance that buyers will ask for council permits and carry out building inspections before buying your home, so you will want your home to meet legal standards.

Cutting corners when renovating is extremely risky and in most cases simply not worth it. If you are thinking about renovating then do things by the book – even if it costs a little more at first, it will save you a lot in the long run.



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The Benefits of Home Staging

When presenting a home for sale it can pay to put in a little bit of effort to make the home as appealing as possible for buyers – this is known as home staging.

Staging a home for sale is a method used by many sellers to help make their home sell for the highest value possible in the shortest amount of time.

There are plenty of ways to make a home more appealing, and depending on the market, it might even be worth hiring a professional home staging service to help the seller turn their home into a welcoming and attractive environment for buyers.

Without hiring a professional service, there are still plenty of things that can be done to make a home present better, such as cleaning, de-cluttering and making minor repairs or improvements.

If you are a seller and you would like advice on how to best present your home for sale then talk to a Professionals Real Estate agent who will be able to point you in the right direction.

When selling it's important that you make a good first impression, so make sure that yours counts!



Spring Has Sprung

With spring on our doorstep, there is no better time to start sprucing up your home in preparation for the warmer weather.

If you haven't fertilised your garden yet then head to your local gardening or landscaping centre and ask the experts which fertiliser would be best for your type of garden. During spring and autumn it is generally better to use a fertiliser high in nitrogen, whereas in winter many gardens would have preferred a fertiliser high in potassium.

Early spring is also a good time to prune back hedges, trees and shrubs and as the weather starts heating up you should notice your plants start to sprout new foliage and your bulbs and flowers beds will start to thrive. Spring also sees an increase in bee activity; this is a good thing though as bees are great for the garden as they pollinate the plants.

At this time of year you might also like to repot your pot plants (this should be done every 2-3 years), add mulch to your garden and mow your lawn.

These few tips should have your garden looking great this spring.



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