

PROFESSIONALS NEWS



How You
Can Minimise
Household
Expenses

When Is The
Right Time To
Sell Your Home?



Is 2015 The Year To Borrow And Invest?

With interest rates at a record low many Australians are wondering whether or not now is a good time to “borrow and invest” as Treasurer Joe Hockey has suggested.

Low interest rates do make borrowing easier and it is a great time for people to consider breaking into the property market or buying an investment property.

There are some things that people should consider before they jump straight into a new loan though.

Firstly you should ask whether you should borrowing more money or simply taking the opportunity to pay off as much off your existing debt as possible. Having zero debts could be one of the best investments you ever make.

If you do want to borrow more funds then you need to know your risks. With any type of investment, you need to do your research first to make sure that you’re borrowing funds for something that will help you make money in the long run.

Sure, interest rates are low but at

the end of the day if you borrow money you will still need to pay it back regardless of what interest rates are doing, so make sure you don’t overstretch yourself and that you have the capacity to pay back your loans in case your situation changes or interest rates go up in the future.

It also pays to shop around for home loan deals. You can make considerable savings by switching banks and going where the best deals are, and in some cases your existing bank may make you a better offer or lower their rate to keep you as a customer, so ask what they can do for you.

To find out whether or not you’re in a position to take advantage of lower interest rates it’s best to have a chat to a financial advisor and if you’re interested in buying a property then check out professionals.com.au to view the latest properties on the market.

Check smoke alarms - More home fires tend to occur in winter.

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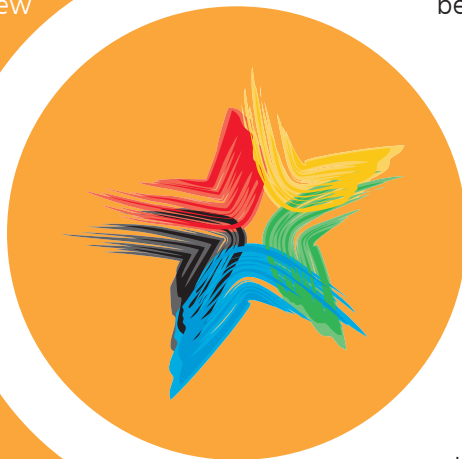
Running a household can be expensive, but if you look closely at your daily habits you're bound to find some ways to cut back.

Turn off the air-conditioner - If you regularly use air-conditioners or heaters then your electricity costs will rise significantly. The best way to avoid the use of air-conditioners is to find other ways to keep your home at an optimum temperature. For instance in winter you can rug up more, or seal windows and doors to prevent cold air from getting in.

Choose energy-efficient appliances - Dishwashers, fridges and other types of home appliances can be big energy guzzlers. Whenever you buy a new appliance you should always check its energy star rating. Energy efficient products can be more expensive to buy initially but they can save you big bucks in the long run. It also pays to reconsider whether you really need to use some appliances (e.g. dryers) and to remember to turn things off at the wall.

Switch lights - LED lights use approximately 70 per cent less energy than conventional light bulbs so it's well worth the switch. You can also cut back on your energy use by doing something as simple as turning lights off when you leave a room, or letting more natural light into the house.

Save water - You can cut down on your water usage by being mindful about your day-to-day activities. For instance, by waiting to use the dishwasher or washing machine until you have a full load and trying to reduce the time you spend in the shower. Obviously if you have any leaky taps or toilets in the house then you should fix these right away too.



When Is The Right Time To Sell Your Home?



Selling your home is a big decision and the reasons why you might choose to sell will differ drastically from person to person. However sometimes there are signs that it's time to move on and find somewhere new and they are generally attributed to one of the following:

Your family situation is changing: If there's a new family member on the way or your kids are starting to outgrow your current abode then it could be time to start looking for a bigger home. Similarly, if the kids have all moved out of home then you may be looking to downsize.

Your suburb is booming: Property prices have been skyrocketing in neighbourhoods all over the country and you might be living in one of them. Check out the sold prices in your local area to see what houses are going for, or contact your local Professionals Real Estate agent to find out what your home is worth.

Your home no longer suits your lifestyle: Maybe you've just changed job and are commuting longer than you'd like? Or you live in an urban area and want the peace and quiet of the country? People go through many changes throughout their life and it's not uncommon to find that your home no longer suits the life you want to lead.

At the end of the day the only person who knows when it's the time to sell is you, but if you have any questions about selling or would like any individual advice regarding your property then contact your local Professionals Real Estate agent.

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