

PROFESSIONALS NEWS



How To Find A Property Within Your Budget

Protecting Australia's Biodiversity



5 Tips For The Spring Selling Season

The days are starting to get longer and the nights warmer, which can only mean one thing - it's time for the spring selling season to get underway.

This year's spring selling season is set to be particularly lively, as home buyers look to lock in a new home before interest rates or home prices rise.

If you'll be putting your home on the market this spring then you should focus on the following:

1. Improve kerb appeal - A lot of home buyers will decide whether or not they want to see what's inside a house based on what they see on the outside. Make sure you don't turn buyers off before they've had a chance to look at your entire property - clean up weeds and garden beds and replace anything that's damaged.

2. Clean and de-clutter - Get an early start on the moving process by sorting through everything in your house now and throwing away the things you no longer need. While you're at it, go through each room of your house and make it as spotless as you can.

3. Spruce up walls and floors - You'll be surprised how different a property can look with new floors and a fresh coat of paint. Popular paint colours vary from year to year (and even suburb to suburb) so ask your local paint supplier what's popular or check out the colours of new or renovated homes in your area for inspiration.

4. Finish projects and repairs - Safety should be a top concern when selling, so ensure any renovation projects are finished, and that anything broken or not working is repaired.

5. Talk to your Professionals Real Estate Agent - Have a chat with your Professionals Real Estate Agent as early in the selling process as possible so that you can discuss what needs to be done to your property to prepare it for sale, and so you can avoid getting carried away and undertaking any unnecessary renovations.

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How To Find A Property Within Your Budget



With real estate prices heating up all over the country, many would-be buyers have been left wondering if the great Australian dream of buying a home is still within their reach.

If you're looking to break into the property market then the first thing you should do is have a chat with a financial lender and find out your borrowing capacity. This will help provide you with a clearer picture of what you can afford to borrow on your current income and whether or not you need to continue saving.

When you're assessing your home buying budget, don't forget to take into account other costs involved with purchasing a home such as stamp duty, legal fees and moving expenses.

If, after calculating your budget, you find that you still don't have enough funds to buy the type of property you're looking for then it's worth discussing with your lender ways that might help you improve your borrowing capacity. For instance, something as simple as cancelling a credit card could help you increase your borrowing limit. You might also need to look at ways you can save more money for a deposit.

Some people's home buying journey can take years and while this may sound disheartening, it's important not to give up because you never know whether or not the perfect home within your budget is just around the corner. The best thing you can do is keep saving and keep an eye on the property market, and eventually you'll find the property you're looking for.



Protecting Australia's Biodiversity



Biodiversity Month, supported by the Australian government, is held in September each year to promote the importance of protecting, conserving and improving biodiversity both within Australia and across the world.

During Biodiversity Month, individuals and communities are asked to think about what they can do to help protect biodiversity in their local area. Here are a few things everyone can do to protect biodiversity:

- Create a natural habitat in your backyard. Find plants that are native to your region and create a backyard sanctuary for local birds and wildlife.
- Get rid of weeds, because even if they seem perfectly harmless, they can turn into a noxious weed if they jump your back fence and head into bushland.
- Be a responsible pet owner by making sure your cat is de-sexed and either kept indoors or in an outdoor cat run - domestic cats can have a devastating effect on local wildlife. If you have pet fish - do not flush them down the toilet or put them into local streams.
- Start your own compost bin. Organic matter like vegetable are great for your garden.

There are many other ways that everyone can help protect Australia's incredible biodiversity. If you want to find out more about what you can do and why biodiversity is so important then visit www.environment.gov.au/biodiversity/biodiversity-month.

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