

PROFESSIONALS NEWS



Weekend
Projects That
Will Improve
Your Property

Protecting Your
Home Against
Wild Weather



Tips To Help You Prepare For Auction Day

Auctions can be a daunting experience, especially for first time buyers, but with an influx of properties going under the hammer this spring season it pays to be up to speed with the auction process so you have the greatest chance of securing your dream home.

What you need to do before bidding at auction:

- Familiarise yourself with the auction process. Read guides like this and start attending local auctions so you have a solid understanding of how an auction works.
- Get your finances in order. Contact your lending institution to obtain financial approval so you know how high you can bid. You will also need to have a deposit ready, which is usually 10 per cent of the purchase price.
- Research the local market and comparative property sales of the property you're interested in to get an understanding of its market value.
- Ensure you have carried out all inspections. There is no "cooling off period" under auction conditions, making the purchase unconditional. For this reason you should conduct all inspections (such as building and pest) and

ask any questions you might have before the auction so you have all the required information you need to make a confident bid.

- Get legal advice. Obtain a copy of the contract and forward it to your solicitor or conveyancer for review. Changes to the conditions (such as a longer settlement) can be negotiated between the solicitors of both parties and, if agreed, the contracts can be amended accordingly.

What to do on auction day:

- You will need to register to bid on the day. Don't forget to bring along identification such as a drivers license that displays both your name and address.
- Be confident. Try not to be intimidated by what other bidders are doing. Don't let your feelings take over, know your limit, and don't bid beyond it. If bidding reaches the reserve price, the property will be sold to the highest bidder.

Weekend Projects That Will Improve Your Property



Weekends are a great time to get started on a new household project. If you want to choose a project that will have the biggest impact on the overall look of your property and help add value (without being too hard to DIY), then these projects might appeal to you:

Paint, paint, paint! – Painting is one of the cheapest and easiest ways to update your home and make it feel like new again. Check out some DIY videos online or ask for advice from your painting supplier if you haven't painted before. It's also a good idea to practice painting in a smaller room before you start larger areas.

Clean up your gardens – Give your garden a general tidy-up and prune trees and shrubs so it's ready for summer entertaining. You might also like to jazz your garden up by replacing your mailbox, or introducing new plants.

Add new fittings and fixtures – Small things can make a big difference to the look and feel of a room. Consider introducing new curtains, door and cupboard handles or tap ware into your home to help give it a fresh, new feel.

Clear out the clutter – Go through your drawers, cupboards and cluttered benches and throw away all of those things you could probably live without (or at least find them a new home). It can be tough but you will feel so much better when everything in your home is order and you have extra space again.

Protecting Your Home Against Wild Weather



Households around Australia are being urged to prepare their properties in case of wild weather this summer.

While it's hoped there won't be any extreme weather events this year, they're always a possibility no matter what corner of the globe you live in.

If you want to protect your home against an unexpected weather event, you're encouraged to put a "what if plan" together and ask yourself what you would do in an emergency situation.

What would you do if your property were damaged as the result of a cyclone, bushfire, flood or other disaster? What if your property lost power or water supply?

It's a good idea to know the types of weather events that are likely to occur where you live and to prepare your property accordingly by doing things like property maintenance and putting together an emergency plan.

You should also check that you have adequate home, contents and car insurance cover, and sign up to receive local weather alerts.



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