

new

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SUMMER 08

address

The only magazine for people on the move

HOW TO FIND
THE **RIGHT**
PROPERTY

TRANSFORM
YOUR KITCHEN/
BATHROOM

DIY DOORS,
WARDROBES
& PAINT

PREPARING
YOUR HOME
FOR SALE

YOUR **GARAGE**
GUIDE

official publication

 LJ Hooker

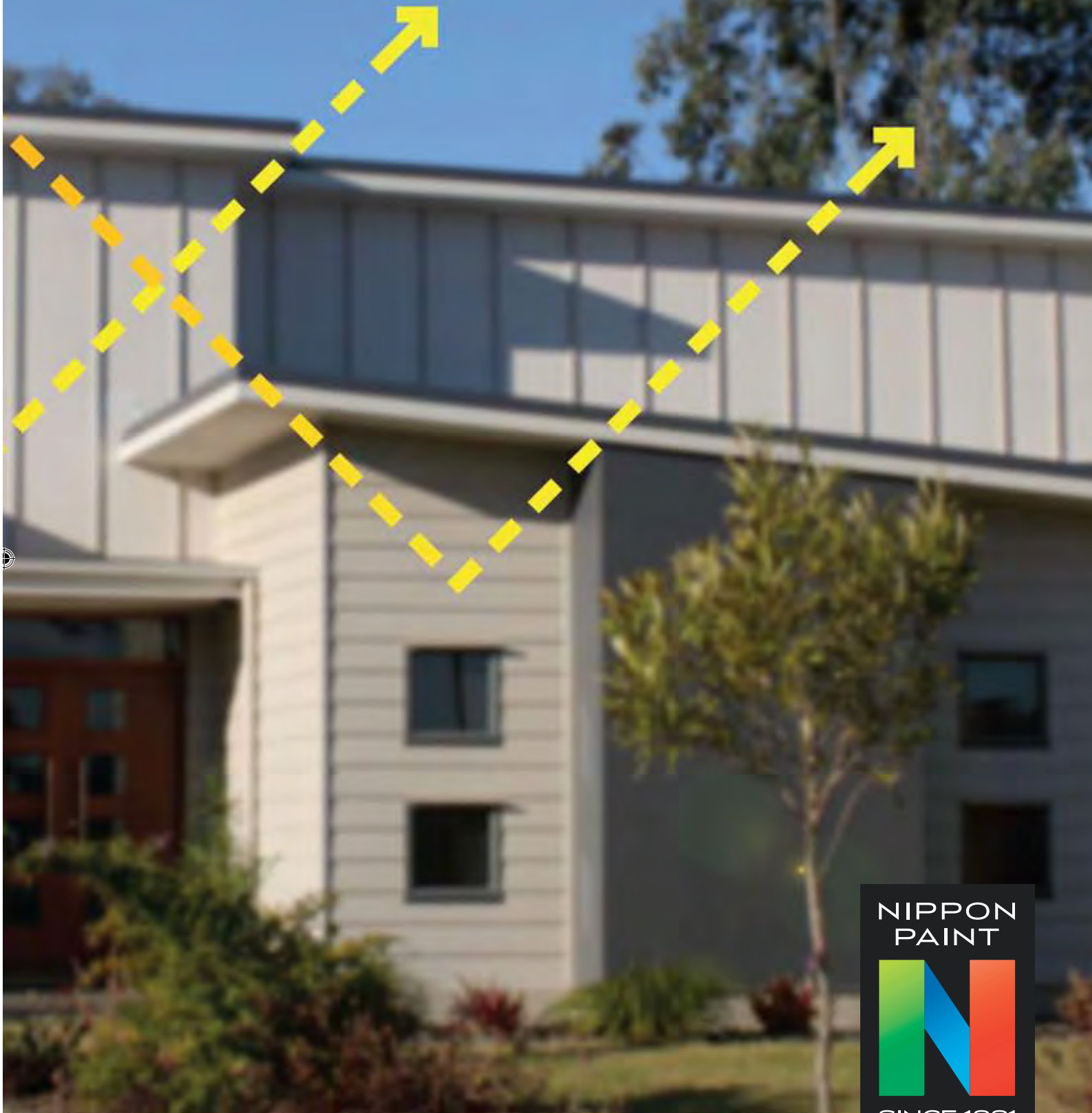




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new address

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Welcome to the second issue of new address.

Once again, we aim to provide plenty of advice and inspiration for you and your family on buying and selling property.

For the buyer, there are articles on a range of subjects, including finding the right property, house v apartment, auction strategies, essential checks, conveyancing and smart investing.

If you're planning to sell, don't miss quick fixes and how to prepare your property for sale to secure the very best price, a must read in this challenging market. To help you move, we have the ultimate move planner. You'll be so organised, you may even enjoy it!

To enhance your home inside and out, we have pages on the latest products plus features on flooring, home entertainment systems and kitchen and bathroom makeovers on a variety of budgets. The aim is to be feasible rather than purely aspirational. To add further value to your home, there is an essential garage guide.

On behalf of the *new address* team, including Managing Director and Publisher of Associated Media Group Alan Hyman, we once again bring you *new address*, a publishing initiative in association with LJ Hooker.

Enjoy!



Carolyn Barrripp,
Managing Editor



Jane-Anne Lee,
Editor



HOMWORK

OUT THERE: New look	6
THE HOME RUN: Finding the right property	8
RENOVATION SECRETS: The winning formula.....	13
CLOSE INSPECTION: Checks before you buy	14
HAMMER HOME: Auction strategies.....	16
SMART INVESTING: What to look for in an investment property.....	17
HOUSE KEEPING: How to budget better	18
A MATTER OF LIFE AND DEATH: Take cover with insurance.....	20
BUYING POWER: Opportunity knocks	23
LAW AND ORDER: Conveyancing guide	24



INTERIORS

OUT THERE: Kitchens, bathrooms and laundry	28
KNOCKOUT KITCHENS: From budget to ambitious makeovers.....	31
BATHROOM BLITZ: Makeovers for any budget.....	35
OUT THERE: Bedrooms.....	38
INSIDE JOB: DIY wardrobes, doors and paint.....	40
FLOOR SHOW: How to select the right floor	46
TUNE UP: Setting up your entertainment system.....	54



EXTERIORS

OUT THERE: Outdoors.....	58
GARAGE GUIDE: From size to fit out	60



MOVING OUT

FINISHING TOUCHES: Preparing your property for sale.....	66
QUICK FIXES: Repairs that make a difference	70
IT'S YOUR MOVE: To move or be moved.....	74
PERFECT PLAN: The smooth move planner.....	76
STOCKISTS: Out there contact details.....	80

ServicePlus

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Ready to hit the house-hunting trail? Still undecided about a house or an apartment? Inside, there are tips on finding the right property to suit your needs, the necessary checks before you buy, smart auction strategies to secure the best price, great buys to achieve the latest looks plus better budgeting and smart investing.

6
NEW LOOK



8



FINDING THE RIGHT PROPERTY

16



HOW TO BID AT AUCTION



OUT THERE



1



2

ADD A STYLISH, CONTEMPORARY LOOK WITH THESE GREAT IDEAS FOR YOUR NEW ADDRESS.



3



4

1. Elegant in its simplicity, Villeroy & Boch's new **Urban dinnerware** is perfect for a smart and contemporary dinner setting. It features the Traverse arched shallow bowls which can be placed over other dishes. Available from leading department stores, The House of Villeroy & Boch Chatswood and Glenside SA.

2. Watty! paints have taken the angst out of choosing colour schemes with their new **Colour Designer System**

which includes over 500 luscious colours especially for the Australian market.

3. Tupperware's Alegria 3.5L **bowl set** includes two bowls and two sets of salad servers for summer entertaining, \$97.85.

4. The new stylish but functional Karlstad **sofa bed** in sivilik light blue is ideal for an extended family or unexpected guest, from IKEA, \$1,199.

5. Beacon Lighting have introduced Fanaway, the advanced **ceiling fan** with energy-saving design features and retractable blades, \$389.

6. Sunbeam's Remote Control **Tower Fan**, 120cm, claims to deliver a tall sheet of air to cover a greater surface than other fans, \$179 rrp.

7. For a contemporary look without the cost, Tobias **dining chairs**, from IKEA, \$120 each.

8. Uniden Elite range of **hands-free phones** is the latest in digital phone technology. One of the slimmest phones on the market, boasting a variety of comprehensive features, its multi-handset can allow connections of up to six handsets from one phone line. Available in lustrous white or black finishes, from \$199.95 rrp.

9. With asthma on the rise in Australia, Nilfisk's new Power Allergy **vacuum**

new look



» Keep your cool all through

summer with an

energy-saving ceiling fan.



■ For stockists, see page 80

may be a solution. It has a strong HEPA H13 filter to clean the air of asthma and allergy triggers. It also has self-sealing dust bags to minimise skin contact. Available from selected retailers, \$399 rrp.

10. COLORBOND® steel once again proves they are leaders in innovative roofing materials, with a new colour range, unique online colour selector tool and improved thermal performance.



the HOME

1



SO MUCH NEEDS TO BE CONSIDERED WHEN BUYING A PROPERTY. A GOOD LOCATION AND THE RIGHT RESEARCH WILL HELP ENSURE YOU MAKE THE BEST CHOICE.

The two key questions to ask yourself when considering a new home begin with “where” and “what”. Where do you want to live and what type of property do you want to live in? The old real estate adage – location, location, location – is as important a concept today as it has ever been. It is not only more enjoyable to live in a good area, but it will enhance your property’s value and appeal when the time comes to sell.

For some people, a good location will be near family and friends. For others, it means a spectacular view. With rising petrol costs, good access to public transport will be increasingly important for those buyers who commute to work or wish to be a one-car rather than two-car family.

So what makes a good location?

- Cities, coastal or inner-city areas generally outperform other areas, such as outlying suburbs
- The combination of good urban planning and natural beauty also results in desirable locations

RUN

“Do you want to buy a smaller property then later upgrade to something bigger?”

- Consider growth areas with good access to local facilities, such as schools, shops, parks and public transport, and avoid environmental problems, such as busy roads or noisy factories.

A good location for property expert Peter Cerexhe, author of *Only 104 Weeks to Your Home Deposit* (Allen & Unwin), has the following six hallmarks: proximity, distance, services, amenity, demand and potential.

After location, location, location, comes research, research, research, according to Linda Gough (*The Couple's Guide to Money*, Allen & Unwin). She says: “Remember to look beyond the existing house and its décor. Consider its potential, but also think about how much it will cost to renovate – and beware of underestimating!

“This will probably be the biggest investment you’ll make, so you want to devote plenty of time to the cause, keep your emotions in check and remember that if you miss out on what you think is your dream home, there is always another one around the corner.

“Time spent on research means visiting as many properties as you can, attending auctions and keeping track of values in the areas of your choice. Then you will be in a position to know when you should buy.”

Websites such as www.homepriceguide.com.au can provide details on recent sales in your preferred postcodes for a small outlay.

You can also request a comparative market analysis from your agent which will list sales, including a description and picture of the property in the area with details about days on the market. Also, look at price movements over 12 months to determine if prices are slowing or rising.

After narrowing the location, call your local council to find out about growth plans for the area. Universities and

THE CHECKLIST

- Before you decide on anything, do you have your loan approved?
- Will you enjoy living in the neighbourhood?
- Is the house sound? If you have any doubts, organise a pest and building inspection
- Are there any long-term costs or issues, such as strata fees, jointly owned driveways, etc?
- What type of title is the property? Is it Torrens, company or strata? Ask your solicitor/conveyancer to advise you on the title
- Does the entire house, including alterations, have the required council permits?
- Is it built for the climate? Is it insulated? Will it be warm in winter, cool in summer?
- Have you asked your local council about planning issues, such as the possibility of any big developments planned or construction of new roads nearby?
- If big changes are needed to make the property comfortable, then it's a good idea to know the costs before you make an offer
- Is the house and land suitable for your stage in life – are there too many stairs, is the garden too steep?

schools will always attract people to the area and make surrounding properties an attractive rental proposition for investors. Ask about local development proposals. For example, plans for a 10-storey apartment block next door may block out sun, increase traffic flow and noise and take away the joy of living in the area.

Once you have decided on your location, the next question is what to buy: a home or an apartment? Consider your lifestyle. If you want an inner-city, low-maintenance lifestyle, then a modern or renovated apartment may be more suitable than a home in the suburbs.

If you plan to raise a family, then a three-bedroom home with a backyard close to schools and parks may be your preferred option. Do you want to buy a smaller property then later upgrade? Make a list of what is important to you, including car access, the number of bedrooms and bathrooms, size of land, backyard, renovated or unrenovated, a period or modern property, access to services and aspect. Be prepared to compromise on some things, such as a carport instead of a garage, one bathroom rather than two, a courtyard rather than a backyard, a leafy view rather than a water view, an easterly aspect rather than northerly and a semi-detached house rather than a freestanding property. »

House v apartment

1

FOR SOME, WEIGHING UP WHETHER TO BUY A HOUSE OR AN APARTMENT IS A BIG DECISION. AN APARTMENT MAY BE MORE AFFORDABLE, BUT IT'S A MATTER OF WHAT WILL WORK BEST IN THE SHORT AND LONG TERM.



House

THE PROS

- A house may appreciate more because of the land value
- You'll have more space. This is important if you're planning to start a family
- More space also means more storage area so your belongings won't be crammed in
- There are fewer restrictions on what you can do to your home
- You may be able to gain more space, and add value, through renovation
- You can have a backyard where you can plant a veggie garden or simply veg out
- You can own a pet without having to gain approval or find a pet-friendly building
- You will be part of a community.

THE CONS

- The costs of buying a home can be higher so you may be under more financial pressure to meet your repayments
- You may not be able to afford to buy in your preferred area, moving you further away from friends, family, work and social activities
- Maintenance, such as painting exterior and interior walls and mowing lawns, can take time and add further financial strain
- Security can be an issue, depending on the area and the type of home
- Depending on the location, it may be more difficult to rent out than an apartment
- Heating and cooling costs can be higher.

Apartment

THE PROS

- The costs of buying may be less
- You may be able to afford to buy an apartment in an area where you have been renting, close to family, friends, work and your social life
- It may be easier to access views and an aspect
- You can add value if you buy something with special features
- It can be a more convenient lifestyle with reduced maintenance, leaving you with more time to enjoy life
- You can feel more secure, particularly if you buy into a security building
- More modern apartments have luxury facilities such as spas, gyms and lap pools.

THE CONS

- There are more restrictions on what you can and can't do. There may be bans on pets, barbecues, floorboards, certain renovations, etc
- You have to pay quarterly strata fees, which can be expensive if the building requires serious work
- Your building may have costly and tedious disputes to settle in court
- Soundproofing may be an issue
- As just one owner, you don't have complete control over the quality of the overall apartment block, which may ultimately affect capital growth
- There may be no sense of community.

LJ HOOKER CONNECT

Once you've found the right property, **LJ Hooker Connect** can make sure you have all the home utilities and moving services you need for your move. With LJ Hooker Connect, you'll also have a choice of leading suppliers for all your major utilities and services, including phone, internet, PAY TV, newspaper subscription, electricity, gas, water, discounted truck hire, home and content insurance, cleaning services, security and removalists. Simply visit ljhooker.com.au and select Utility connections link.

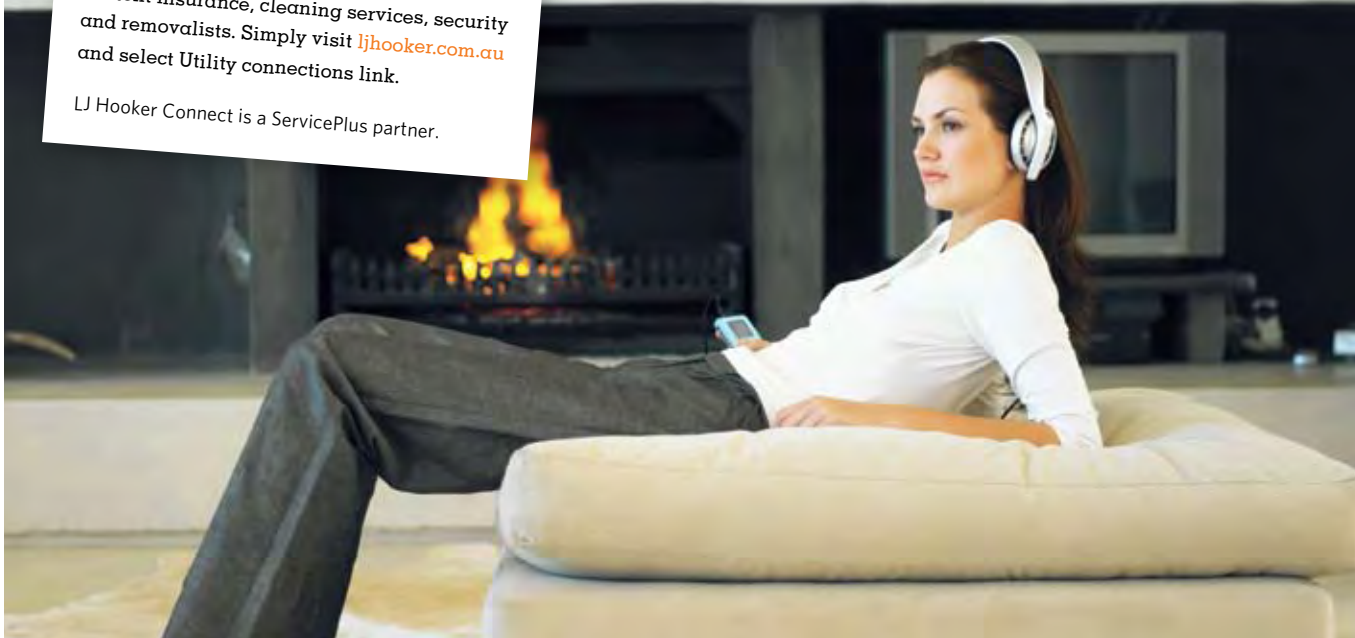
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REMEMBER...

- To look for at least one special feature: maybe it is a view, a large backyard, a designer interior or original historical features
- To explore the internet where real estate sites such as

ljhooker.com offer online inspections with photos of properties and virtual tours

- If you are prepared to renovate and you have budgeted for it, then the worst house in the best street could be a good buy. »



Don't say goodbye to a good buy

You've found that dream property but don't have immediate access to the cash deposit required, or you simply prefer a more cost-effective alternative. Then Deposit Power can help by providing a quick and easy way to secure a property without cash. And with short-term and long-term guarantees for up to 48 months, you can pick one that's right for you.

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