



Your March Update

The builders assure us that all is progressing on schedule for our new premises - hard to imagine from these photo's, but we are moving in May one way or another. The offices have been totally stripped bare and now the renewals can begin. The end result will be a quality office suite from which we can accommodate all of your real estate needs.



Property Management

The executive rentals are definitely showing signs of a struggle when it comes to finding new tenants. Price as always is a factor, but candidates themselves are becoming increasingly rare. This is an obvious repercussion of the struggling financial sector, but is having a flow-on effect to the detriment of high-end investors.

The lower ranges are still in reasonably good shape although with the end of daylight saving upon us, a reminder that Winter - and the risk of higher vacancy rates - is approaching. Worth being conservative with rents over the next few weeks and begin planning for Spring increases where justified.

Tip of the Month!



Termites - 'White Ants'

Did you know

- Termites are attracted to wood - timber can be treated to avoid attack
- They are attracted to water - repair all leaks to pipes, drains, showers as soon as possible
- They prefer humid conditions, improving sub-floor ventilation and drainage with alleviate this
- Insurance does **NOT** cover termite damage

We highly recommend inspections every 12 months with a professional pest control expert. If you would like more information about this, or to organise an inspection please contact your property manager.

Sales

While there still are a number of conflicting factors at play in the market - low interest rates, higher rent returns, yet still some hesitancy on the part of buyers - it seems that the wave after wave of change that took place over recent months has calmed and at least we all have a sense of where things stand.

Clearly there is very little on the market and 'would-be' sellers are holding on. The result is that we are selling virtually everything we Auction. Since September in fact, our Auction clearance rates have been in excess of 80%. On 3 occasions, we sold 100% on the night. There have even been examples of reserves being exceeded by solid margins. All is definitely not grim, we have a serious issue of satisfying buyer demand, our databases are overflowing - which can only be a good thing for our clients.

Just a few of our sales results:



7/9 William St,
Rose Bay
\$490,000



11 Midelton Ave,
North Bondi
\$950,000



62 Hargrave St,
Paddington
\$1,382,500



2/124 Warners Ave,
Bondi Beach
\$623,000

Open Invitation

Would you like to get a 'feel' for the market? Please come along to one of our fortnightly Auctions.
Upcoming Dates:

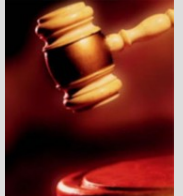
Tuesday 7th April

Wednesday 22nd April

Commence at 6:30pm

Venue: Double Bay Auction Centre, Level 1, 20-26 Cross Street, Double Bay

For an order of sale 1 day prior, please email lisa@rwunlimited.com.au or call the office



It is absolutely NOT our intention to talk any of our clients into selling, we will happily manage your investment for the next 20-30 years!

However should you be considering a sale, we wish to ensure that you receive the highest level of service, commitment and experience at all times. To that end, call me personally anytime to discuss. Obligation free and discretion assured.

Looking forward to hearing from you anytime we can be of further assistance.

Yours Faithfully

RAY WHITE UNLIMITED

Ron Bauer

RON BAUER

Principal

Your Team:

Principal: Ron Bauer

Sales: George Astudillo, Shirley Lemberg, Karen Davies, Monica Shor, Joseph Canturi, Rosa Galvan, Melanie Burns, Nicholas Armstrong-Smith, Kevin Devlin, Peter Ozerskis, Rob Schmidt, Erin King, David Marshall

Property Mgt: David Germane, Flora Baidarman, Pamela Thomson, Nathan Ezekiel

Admin: Karen Gosbell, Karen Bauer, Susie Kemeny, Sheila Benjamin, Lisa Henderson, Melissa Rotondo

Reception: Lina Thornton

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