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Welcome to the Christmas & New Year edition of my newsletter

I'm Vaccinated

Whether you are vaccinated or not is not my business. However, since I am asked this often by my clients, both sellers & buyers, please be aware that I am double vaccinated. Here is hoping for a safer and healthier Australia as vaccination rates around the country increase.

Do You Know?

- Data from Australia's most recent census shows: there are **46,793** Real Estate agencies employing **130,000** people. Interestingly, **14,261** of those employees are still working well past the age of **60**, and I'm one of them. **99%** of the agencies are small businesses
- There are **2.7 million** rental properties in Australia and **80%** are managed by Real Estate agencies
- The low levels of listings, the record low interest rates and greater levels of lending have all combined to form the **perfect storm**; higher prices and a massive spike in sales, but this is expected to change soon
- The **vacancy rate** represents the portion of available empty rental properties relative to the total stock of rental property. The imbalance between rental supply and demand is causing rents to surge at one of the fastest paces seen.

What is house rendering?

Typically, a render is a concrete mix that is smoothed on a wall giving it a streamlined look. It can help transform a dated red brick home into a modern Palm Springs style residence, with a cool white render or a pastel shade, among other colours.

Is rendering the same as plastering?

Plastering is the term for what is carried out on interior walls, while rendering refers to the resurfacing of exterior walls of a home.

what's the differences between a house, townhouse, terrace, semi, duplex?

House: Owning a house puts you in control of your domain. There are no other owners involved, and so no others to consult if renovations or rebuilding are part of your plans. Typically, with a larger amount of private outdoor space **Not surprisingly this has increased their value even more. Recent figures from CoreLogic showed a 30.5% gap between house and unit prices at the end of June 2020, the highest on record.**

Townhouse: If high prices put you out of the house market, or you prefer something with a little less maintenance a townhouse may be an option for you. A townhouse is a multi-storey building, usually two-storeys, and inside has the feeling of a house. However, it is attached to other townhouses and is built as one of a series of homes. The big difference between a freestanding house and a townhouse is around ownership conditions. You are buying into strata ownership, which means you own common areas in common with your neighbours. That means you will be paying strata fees for upkeep and maintenance of these areas, which can be cheaper than maintaining a large freestanding house and gardens. For that reason [townhouses](#) can be a good option for [downsizers](#).

Terrace: A terrace is an individually owned home that is attached to a number of other homes by common walls. Terraces were the first examples of developer-built homes. Many rows of terraces were built by one owner then rented out. Unlike townhouses and apartments, they are individually owned rather than strata owned, meaning renovations and external changes do not have to be approved by a strata board, however, heritage controls over in particular the street facade of the home can come into play.

Semi-detached: Often referred to simply as a semi, semi-detached homes are a halfway mark between a terrace and a freestanding home. Like a terrace, they are attached to another home. However, a true semi consists of just two homes that are attached and share a common roof and one wall. The simple semi today may often have a second storey and do have their own private gardens

Duplex: Has much in common with a semi. Duplexes are self-contained dwellings and can be on a single title or over two titles. have one common wall and are freestanding on one side having typically a small courtyard sized yard which can be a good low-maintenance option

Villa: A villa is one of a series of homes that are built on one block. While terraces all face the street, a villa development often features one street-facing home and further homes on the block. Like townhouses they are strata titled - which means strata fees, and abiding by strata rules is part of the deal when buying into a villa development.

Apartment/Flat: Usually a block of flats is no more than 2-3 stories tall, while apartment is a high rise. Flats will usually not have an internal laundry. Both are strata and can be owned separately as strata (Common area will come under the ownership rule)

THE HAPPIEST
people do not
necessarily have
the best
THINGS,
They simply
appreciate the
things they have

As we bid farewell another challenging and stressful 12
months in year **2021**,

G Hanna Real Estate would like to take this opportunity to
thank all of you for your business and kindness throughout the
year and wish everyone a very Merry
Christmas and a safe, happy and great Year ahead.

We look forward to continue
providing you with a quality service in **2022**.

AUSTRALIAN
REAL ESTATE
constitutes largest
market, worth
about \$9 trillion
with the second
largest being
SUPERANNUATION