



A brief insight into the world of commercial property investment

Much has been written about residential property investment but the area of non-residential property (commercial property) is relatively unknown to the average property investor.

Property Professor Peter Koulizos is a university lecturer and author of *The Property Professor's Top Australian Suburbs*. He gives us an overview to investing in commercial property.



To fix or not to fix? That is a really BIG question!

With interest rates on the rise and a current topic of conversation, many clients are asking the question: Do we fix our loan or is it better to have a variable rate?

Which loan is right for me?

Well, that all depends on your circumstances. Variable and fixed loans have their advantages and disadvantages so it's imperative to consider these before making a decision. Split loans combine features of both variable and fixed loans allowing you to broaden your options.



Scared of interest rates rising?

Astute investors aren't!

History has shown that when interest rates rise, so too does property value

Many people “believe” that as interest rates increase, property prices flatten, or even fall. This “belief” is at times justified due to the sentiment that property should drop when interest rates increase, coupled with a very short term drop in auction clearance rates.

But when we look at the fundamental reason why interest rates are increased by the Reserve Bank of Australia (RBA) and overlay this with business confidence and past property price performance, we come to a very different conclusion.



Embrace your dysfunction

Dr Adam Fraser

“If you think you’re pretty crazy, then you’re in good company because the human race as a whole is out of its head. Now of course we all know this about others – our mother and father, sisters and brothers, friends, wives and husbands. We know how nutty 'they' are. Now the problem is for us to admit this about ourselves, and then do something about it.”

Who made such a confronting and hard-hitting statement? It was none other than Albert Ellis, one of the most well respected clinical psychologists to draw breath and the pioneer of Cognitive Behaviour Therapy. Then it dawned on me that he is right.



What keeps you awake at night?

There are two topics in particular that seem to be uppermost in our clients' minds at the moment:

a) increasing interest rates, and b) making ends meet.

As a general rule of thumb, you are considered to be under mortgage stress if you are paying out more than one third of your income on your mortgage repayments. Now we may not be able to do anything about increasing your income but we can offer some suggestions on how to reduce your expenses!



Eco Tips

In the spirit of the fantastic new “eco holiday” competition here’s a few “eco tips” for those who are environmentally conscious (or would like to be). It’s easier than you might think!

Would you like to see more?

Call the office for your own copy of the magazine!