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NEWS FROM RICHARD BAILEY



Market Wrap

Since our last newsletter, there have been many more sold signs popping up around Launceston with a definite improvement in most prices. The Launceston real estate market has been very good with lots of buyer activity particularly from interstate investors. At the beginning of the year, we saw investors looking in the lower levels of \$170,000 to \$200,000 and when most had been bought, they had to move up to the \$200,000 to \$250,000 level and in some cases higher. The other alternative for these investors has been to move their focus to the 'not so fashionable' suburbs where they are buying houses for \$150,000 to \$170,000. To put this in perspective, the rental market has remained very tight with our vacancy rate at Bushby Property Group less than 1% which means it is difficult for a tenant to find a good quality property to rent. The market has also been strong right through the middle and upper price levels with many excellent results. It will be interesting to see whether stock levels rise in the next few months because if they don't, further price rises are on the cards. In general, there is still a good feel around Northern Tasmania with new developments, lots of road work and more government projects in the pipeline which in turn means more jobs and more confidence. The agriculture sector is also booming and this will bring more money into the local economy.



Pictured above: Bushby Property Group's Sales Team

Indicative Home Loan Repayments



AMOUNT	AT 3.90%	AT 3.99%	AT 4.25%	AT 4.54%	AT 4.74%
\$150,000	\$163	\$165	\$170	\$176	\$180
\$200,000	\$218	\$220	\$227	\$235	\$240
\$250,000	\$272	\$275	\$284	\$294	\$301
\$300,000	\$327	\$330	\$341	\$352	\$361
\$400,000	\$435	\$440	\$454	\$470	\$481
\$500,000	\$544	\$550	\$568	\$587	\$601
\$750,000	\$816	\$825	\$851	\$881	\$902
\$1,000,000	\$1088	\$1100	\$1135	\$1175	\$1202

NOTE: Weekly repayments based on principal and interest over a 30 year loan. Repayments are an indication only and are subject to lender's acceptance and conditions. Please visit www.uploans.com.au for further information

A Favourite Recipe

MEATBALLS AND ZUCCHINI NOODLES (ZOODLES)



PREPARATION TIME: 5 minutes
COOKING TIME: 10 minutes
INGREDIENTS: 8
SERVES: 4

- ¼ cup basil leaves, finely chopped plus extra small leaves, to serve
- Baby rocket salad and lemon wedges, to serve
- 400g quality napolitana pasta sauce
- 3 medium zucchini, spiralised into zoodles
- ¼ cup shaved or finely grated parmesan
- 500g lean beef mince
- 1 tbsp olive oil
- 1 small brown onion, finely diced

METHOD:

1. In a large bowl, combine the mince, onion and chopped basil. Season and roll into heaped tablespoon sized meatballs (makes approximately 20 balls.)
2. In a large non-stick frying pan, heat the oil over medium-high heat. Cook the meatballs for 6 to 7 minutes, browning on all sides. Add the pasta sauce and simmer for 2 to 3 minutes, or until slightly reduced and heated through.
3. Add the zoodles, and toss to coat.
4. Place meatballs and zoodles into bowls, top with parmesan and basil leaves and serve with baby rocket and lemon wedges, if desired.

Words of Wisdom

14 RULES YOUR KIDS DID NOT AND WILL NOT LEARN IN SCHOOL:

Written by Bill Gates



Rule 1: Life is not fair - get used to it!

Rule 2: The world doesn't care about your self-esteem. The world will expect you to accomplish something BEFORE you feel good about yourself.

Rule 3: You will NOT make \$60,000 a year right out of high school. You won't be a vice president with a car phone until you earn both.

Rule 4: If you think your teacher is tough, wait till you get a boss.

Rule 5: Flipping burgers is not beneath your dignity. Your grandparents had a different word for burger flipping: they called it opportunity.

Rule 6: If you mess up, it's not your parents' fault, so don't whine about your mistakes, learn from them.

Rule 7: Before you were born, your parents weren't as boring as they are now. They got that way from paying your bills, cleaning your clothes and listening to you talk about how cool you thought you were. So before you save the rain forest from the parasites of your parents' generation, try delousing the closet in your own room.

Rule 8: Your school may have done away with winners and losers, but life HAS NOT. In some schools, they have abolished failing grades and they'll give you as MANY TIMES as you want to get the right answer. This doesn't bear the slightest resemblance to ANYTHING in real life.

Rule 9: Life is not divided into semesters. You don't get summers off and very few employers are interested in helping you FIND YOURSELF. Do that on your own time.

Rule 10: Television is NOT real life. In real life, people actually have to leave the coffee shop and go to jobs.

Rule 11: Be nice to nerds. Chances are you'll end up working for one.

Rule 12: Smoking does not make you look cool. It makes you look moronic. Next time you're out cruising, watch an 11 year old with a butt in his mouth. That's what you look like to anyone over 20. Ditto for "expressing yourself" with purple hair and/or pierced body parts.

Rule 13: You are not immortal. (See Rule 12.) If you are under the impression that living fast, dying young and leaving a beautiful corpse is romantic, you obviously haven't seen one of your peers at room temperature lately.

Rule 14: Enjoy this while you can. Sure parents are a pain, school's a bother, and life is depressing. But someday you'll realise how wonderful it was to be a kid. Maybe you should start now. You're welcome.

If you prefer not to receive future editions of this newsletter, please let me know. No offence taken!

Yes You CAN!

“A huge thank you for all your support with this year's Can Drive. Whilst registrations were down in 2017, the amount of food collected was on par with previous years, so well done for filling your boxes to the brim! The food collected enables the Benevolent Society to support and assist the needy in our community.”

- Amanda Cowley

can
DRIVE
2017



Thank you
...for your support and contribution in 2017!

Book of the Month

One of the greatest challenges today is improving productivity and morale at the same time. This book provides practical tips on how to do that. The tips shared in *Time!* can help every employee find 10, 20 or even 90 minutes a day to invest more wisely.



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