

December 2017

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# NEWS FROM RICHARD BAILEY



## Market Wrap

### Happy Christmas & a huge thank you!

I hope every one of you and your families have a great Christmas and 2018. This year has been interesting with average prices for most Launceston suburbs increasing by 5 to 10% and in the odd case, more. This has been driven by a much better economy in Northern Tasmania and a general confidence in almost all sectors plus a significant increase in the tourist numbers. There are many new building developments on the drawing board, plus the agriculture sector is booming and money from there will find its way into the city and many country towns. Investment activity from both local and interstate investors has pushed the lower to medium prices which in turn flows right through to second and third home buyers and also creates more activity in the coastal resorts. I would also like to take this opportunity to thank all my friends who have referred clients to me, it is an honour I take very seriously. Thank you all!



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](http://www.uploans.com.au) for further information

## A Favourite Recipe



### Jalapeno, Honey, Coriander & Lime Lamb Shoulder Tacos

PREPARATION TIME: 15 minutes

COOKING TIME: 3 hours / SERVES: 6

#### Ingredients:

- 1.4kg lamb shoulder, bone in
- 1 tbsp olive oil
- 2 cloves garlic, finely chopped
- 1 jalapeños, seeded, finely chopped
- Zest and juice of 2 limes
- 2 tbsp honey
- 1/2 bunch coriander leaves and stems, finely chopped
- 2/3 cup (170ml) vegetable stock
- 1 large fennel bulb, trimmed, cored, thinly sliced, fronds reserved
- 1/4 green cabbage, finely shredded
- 2 green onions, thinly sliced
- Soft tacos, lemon wedges, coriander leaves and garlic aioli, to serve

#### Method:

1. Preheat oven to 180°C (160° fan-forced).
2. In a medium bowl combine olive oil, garlic, jalapeños, half the lime zest and juice, honey and coriander, season. Make small incisions in the lamb with a sharp knife, pour over marinade and rub to coat. Place lamb in a large roasting pan, pour stock around base and cover tightly with foil.
3. Cook in oven for 2 1/2 to 3 hours, or until meat is tender and falling off bone. Set aside to rest for 20 minutes. Shred lamb with 2 forks. Drizzle with any pan juices, drained of fat.
4. Meanwhile place fennel, fronds, cabbage, onions, remaining lime zest and juice and extra coriander in a large bowl. Season and toss to coat.
5. Serve lamb on tacos with coleslaw, aioli and lime wedges.

## Degrees of Freedom

All you have to do is look around to realize just how many choices we still have. What to eat, who to speak to, what to do for a living, what to learn, what to say, who to contribute to, how we interact, what we stand for...

The safe and comfortable path is to pretend that we're blocked at every turn. But most of the turns, we don't even see. We've trained ourselves to ignore them. A habit is not the same as no choice. And a choice isn't often easy. In fact, the best ones rarely are. But we can still choose to make one.

*- Seth Godin*

## Your Opinion Matters



I am hoping for your help. Each December, we send you a Calendar Year fridge magnet... is this useful to you or would you prefer a magnet with Emergency Numbers instead or as well? Many of you receive a Comparable Market Analysis for the suburb you own houses in, each six months... do you find this helpful and informative? Would you like other information in maybe a different format? Both of these initiatives have been well received over the past 15 years but sometimes a change or two needs to happen! I would love you to drop me a quick email or text or even a call, so that we can help you in this highly digital world.



INVERMAY REAL ESTATE

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## Helping The Chinese Community

On Friday 10 November 2017, a presentation was given to the Chinese Community to provide assistance to those looking to purchase, rent or sell a property. Guest speakers on the day were Erin Sims of EL Conveyancing, Fergus Campbell of the Commonwealth Bank (Mowbray branch), Kylee Gear of Bushby Property Group and myself. The information session was well received with around 30 in attendance with future sessions planned for early 2018. In addition, we have installed a new signboard at the top of the hill in Mowbray to further reach out to the Chinese people in the area.

Hi ~ 身在异国他乡的你是否常常为“房”而苦恼? 不用担心:

- 房屋购买
- 房屋租赁
- 房产出售

Richard 很乐意为大家服务~  
欢迎大家致电~



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www.bushby.com.au

Do you need assistance with:

- PURCHASING
- RENTING or
- SELLING a property?

Call me anytime -  
*I'd love to have a chat*

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With the growing number of Chinese families and students living in the Northern Suburbs, we felt that it was important to accommodate their real estate needs. I look forward to being involved with this community in the coming year.



Pictured Above: Fergus Campbell, Kylee Gear, Erin Sims & myself

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