

# NEWS FROM RICHARD BAILEY

JULY 2018



**Richard Bailey**  
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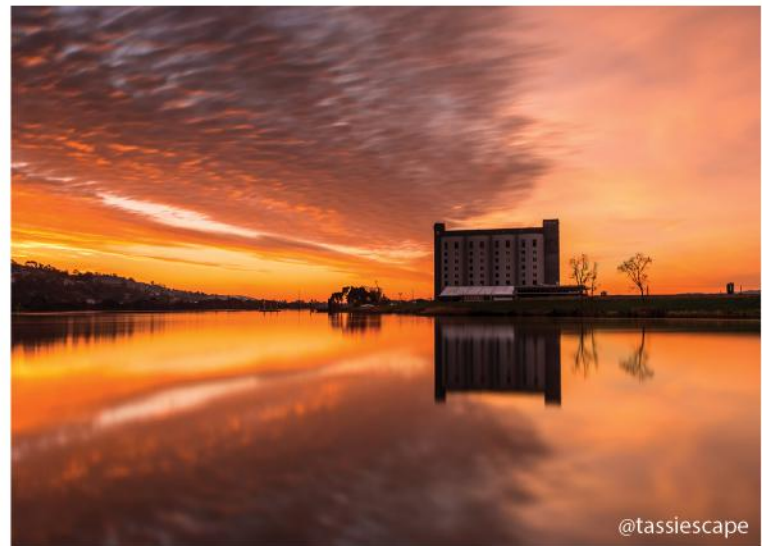
## Richard's View of Launceston & the Surrounding Areas

It is a long time since we have experienced so many positive feelings around Launceston's economic conditions. There have been record building approvals while there are also development applications on the drawing board for more hotels. The opening of the Silo Hotel in early June has been a highlight as well as a number of new residential sub-divisions with blocks selling very quickly.

There is a general confidence throughout the north with some industries saying they are struggling to fill job vacancies. Over the past six months we have seen a large number of interstate and local investors buying rental properties. Unfortunately, as a result there are only small numbers of first home buyers in the sales book. It is interesting to note that although many of the investors are buying properties under \$300,000, there are some prepared to pay more in the more expensive suburbs with not as much emphasis on yield but more on quality and location.

All parts of the rural industry from wool, sheep, cattle, cropping, berries and nuts are experiencing an incredible run and that is not to mention the booming wine industry. We will see much of this new found wealth come into the city with many farmer's wives now able to have a new kitchen and/or bathroom that they have not seen in a generation. The same applies to the cottages on the bigger properties through the Northern Midlands and Northeast areas, with very few of these having any money spent on them in the current owner's lifetime. There are the other obvious winners with a new car, tractor or boat on the shopping list.

I never thought this would happen, our tourism industry is absolutely booming and with that comes money and jobs which is evident throughout the state. Government spending on roads and with recent announcements of more infrastructure spending in the health and education portfolios, is just the icing on the cake needed for an exciting period ahead.



@tassiescape

As far as house sales are concerned, there have been big numbers of sales over the past eight months and we now head into a period of low numbers of listings. This will put upward pressure on house prices across the whole of the north and in particular the middle range suburbs. I think we will see more growth although maybe not as quickly as the last few months. Love to have a chat if you have questions or general comments.

## Do you have questions about Residential Aged Care?

If you or a relative are considering the future and are uncertain of the appropriate timing and process to move to a Residential Aged Care Facility, come and join us to listen to a variety of speakers and hear what their journey entailed.

**WHEN:** Thursday 12th July, 2018

**TIME:** 10.45am for an 11.00am start

**WHERE:** Invermay Bowls and Community Club  
Forster Street, Invermay

**COST:** Free of charge, with complimentary tea, coffee and light refreshments

**WHO:** Representatives of Residential Aged Care Facilities & the stories of those who have made the change will be speaking with Kim Millar

**REGISTER:** For catering purposes, please register your interest in attending to Louise Bailey, M: 0407 526 515 or E: [loubailey10@gmail.com](mailto:loubailey10@gmail.com)

# A Favourite Recipe

## Indian Beef Curry with Rice



COOKING TIME: 2½ hours / SERVES: 4

### Ingredients:

- 1½ oyster blade steak, trimmed of fat and cut into 8 even pieces
- 200ml of olive oil
- 3 medium brown onions, finely sliced
- 4 cloves of garlic, peeled and finely sliced
- 3 bay leaves
- 6 cardamom pods
- 2 tablespoons of coriander seeds
- 2 tablespoons of fennel seeds
- 2 tablespoons of cumin seeds
- vegetable oil
- 400g tinned tomatoes
- 1 litre of beef stock

### Method:

Pre-heat oven to 180°C. Heat the olive oil in a heavy based saucepan, adding onions, ginger, garlic, bay leaves and cardamom pods. Season well with salt and pepper and cook on a medium heat until soft or for approximately 20 minutes. Place seeds in a baking tray and toast in the oven for 5 minutes. Remove from oven and allow to cool slightly. Grind to a fine powder using a mortar and pestle. Sift into onion mix and cook for a further 10 minutes.

Meanwhile, heat a fry pan on a high heat with a little vegetable oil. Season beef with salt and pepper and place a few pieces in the pan at a time, colour well on both sides. Repeat until all the beef is sealed. Add to onion mix with the tomatoes and beef stock.

Bring to the boil, skim and allow to simmer gently until the beef is tender and the stock has thickened or approximately 2 hours. Serve with rice or boiled potatoes, fresh coriander, yoghurt and sliced chilli.

## Indicative Home Loan Repayments



AMOUNT	3.69%	3.90%	3.99%	4.25%	4.54%	4.74%	4.94%	5.14%
\$150,000	\$159	\$163	\$165	\$170	\$176	\$180	\$185	\$189
\$200,000	\$212	\$218	\$220	\$227	\$235	\$240	\$246	\$252
\$250,000	\$265	\$272	\$275	\$284	\$294	\$301	\$308	\$315
\$300,000	\$318	\$327	\$330	\$341	\$352	\$361	\$369	\$378
\$400,000	\$424	\$435	\$440	\$454	\$470	\$481	\$492	\$503
\$500,000	\$530	\$544	\$550	\$568	\$587	\$601	\$615	\$629
\$750,000	\$769	\$816	\$825	\$851	\$881	\$902	\$923	\$944
\$1,000,000	\$1061	\$1088	\$1100	\$1135	\$1175	\$1202	\$1230	\$1259

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.

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

“Wake up every day making your dreams bigger than your excuses. Make your first breath an inhale into the future and exhale the past. Your mind is incredibly powerful. Train your mind to see the good in every situation. Fill it with positive thoughts and your life will start to change”



## Rich History on Foch Street

General Ferdinand Foch was promoted to commander in August 1914. He was in charge of the French second army and ended the war as Supreme Allied Commander. He became prominent as the man in charge of the French at the Battle of the Marne, which stopped the German advance on Paris. He is given credit for coming up with the strategy to end the war and was later made an honorary Field Marshall in the British Army; a singular honour. He was a key negotiator in Treaty of Versailles but failed in getting the terms he thought would limit Germany from war again.



INVERMAY REAL ESTATE

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