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NEWS FROM RICHARD BAILEY

VACANCY RATES STILL VERY LOW

At Bushby Property Group we manage over 1900 properties in our rent roll and our vacancy rate over the past months has consistently been between 0.9% and 1.3% which is terrific news for investors. From a landlord viewpoint, it is great because if a property becomes vacant, we are seeing extremely rapid turn-around time to get a new tenant.

Furthermore, if the home is in good condition it also lends itself to a rent increase, due to tenant demand for quality rental properties. It is interesting to look back and find that in the September 2013 newsletter we spoke about vacancy rates being very low at 2.1% and in hindsight they weren't as good as they are right now. In that same newsletter we talked about the vacant properties being either poorly presented or over-priced and nothing has changed! In general terms good heating and fresh paint work are the two major issues that landlords need to be on top of. Any questions just give your property manager a call.



BEEF, ASPARAGUS & MUSHROOM STIR-FRY

SERVES: 4
PREPARATION TIME: 5 Minutes
COOKING TIME: 15 Minutes
INGREDIENTS

- 500 g beef rump
- 1 tbsp brown sugar
- 2 tbsp oil
- 250 g snow peas
- 1 bunch fresh asparagus, cut into 3cm lengths
- 100 g oyster mushrooms
- 100 g shiitake mushrooms
- 3 tbsp oyster sauce
- 1 tbsp soy sauce
- 2 tbsp blanched almonds, (whole or flaked) roasted



METHOD

1. Cut the beef across the grain into thin strips. Rub the brown sugar into the beef strips, then add a little of the oil to the beef. Mix well.
2. Heat the wok, ensure it is hot. Stir-fry the beef strips in 3 batches, reserving each cooked batch to rest in a warm bowl. Reheat wok between each batch.
3. Reheat the wok, add remaining oil and heat. Add the snow peas and asparagus, and stir-fry for 2-3 minutes. Add the mushrooms stir-fry for 1 minute. Add the combined oyster and soy sauces, stir-fry to mix.
4. Return the beef to the wok, toss to combine. Transfer to serving plate, sprinkle with almonds.

ESSENTIAL TIPS

- Cook meat in small batches, at a maximum of 250g at a time. When you add the meat to the wok, work from the outer side of the wok into the centre where it will be hottest.
- Best beef cuts for stir-frying: Use beef stir-fry strips or prepare your own from rib eye/scotch fillet/tenderloin, sirloin/porterhouse/New York, rump, boneless blade, round, oyster blade or topside steaks.

INDICATIVE HOME LOAN REPAYMENTS



AMOUNT	AT 4.25%	AT 4.54%	AT 4.74%	AT 4.94%	AT 5.14%
\$150,000	\$170	\$176	\$180	\$185	\$189
\$200,000	\$227	\$235	\$240	\$246	\$252
\$250,000	\$284	\$294	\$301	\$308	\$315
\$300,000	\$341	\$352	\$361	\$369	\$378
\$400,000	\$454	\$470	\$481	\$492	\$503
\$500,000	\$568	\$587	\$601	\$615	\$629
\$750,000	\$851	\$881	\$902	\$923	\$944
\$1,000,000	\$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.

DID YOU KNOW THERE ARE LESS THAN 30 DAYS TO CHRISTMAS

Just before you speed out to buy that special gift for your children, I would like to offer you a cheaper alternative. This, I can guarantee, will make your kids feel on top of the world!



101 WAYS TO SAY YOUR CHILD IS GREAT!!!

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Remember: A smile is worth 1000 words!!! (Reprinted from Discovery Toys)

May this special time of the year be one filled with an abundance of health, wealth, prosperity and lots of 'positive praises' for you and your family. I look forward to catching up with you in the New Year. If I can be of any further assistance please call me on 0419 386 945.



"Learn from the mistakes of others. You can't live long enough to make them all yourself!!"

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