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NEWS FROM RICHARD BAILEY



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Richard's View Launceston & Surrounding Areas

Since my last newsletter two and a half months ago, the Northern Tasmanian economy has continued on its merry way with strong growth in building applications, retail sales and house prices. There are numerous businesses struggling to fill job vacancies and in general, there is a very positive feel throughout the region.



There are a number of major projects on the horizon including new hotels and in particular, the Riverbend Park (old North Bank) development which will turn the northern side of the North Esk river into a lovely parkland which will also include a children's playground. The bridge connecting Riverbend Park and the Seaport has also been opened which gives plenty of scope for more walking routes.

The tourism industry continues to play a major part in our economy with record numbers arriving through the Launceston Airport. The industry puts money back into rural towns as well as seaside resorts. The state government is also spending big bucks on roads and in the health and education areas which puts a lot of money back into the local economy.

As far as house sales are concerned, prices continue to improve as the amount of stock on the market gets tight. It will be interesting to see if this changes between now and the end of the year. If you are thinking of changing, upgrading or downsizing, now might be a good time to go to the market while the number of homes on the market is at historic lows. I would love to have a chat if you have questions or general comments. Cheers, Richard!

New Website Launch www.richardbailey.com.au

I'm extremely excited to announce that my brand new website, www.richardbailey.com.au, is now live! Much thought and input has gone into creating what I hope to be a useful and informative site that aims to provide the user with up to date topics and interesting articles.

Along with regular updates, you'll also find a little bit about me in my profile video, some historical facts about Invermay and Mowbray, my current and previous newsletters, recently listed and sold properties as well as general contact information.

Please feel free to send me a message – I'd love to get your feedback and thoughts on the website and am open to any 'constructive criticism' or improvements.



"If failure is not an option, then neither is success." -Seth Godin



A Favourite Recipe Mediterranean Vegetable and Beef Strip Salad

PREPARATION TIME: 10 minutes
COOK TIME: 30 minutes / **SERVES:** 4

INGREDIENTS:

- 600g rump steak, cut into thin strips
 - 1 large eggplant, halved lengthways, thinly sliced
 - 1 large zucchini, thinly sliced longways
 - 1 red capsicum, cut into 2cm strips
 - 1 red onion, cut in half, then thinly sliced
 - 100g feta cheese
 - 1 tbsp olive oil
 - 100g rocket leaves
 - 1/2 cup kalamata olives, pitted and roughly torn in half
 - 1 small loaf of fresh wholegrain bread
- Dressing:**
- 4 tbsp extra virgin olive oil
 - 2 tbsp red wine vinegar

METHOD:

1. To make the dressing, whisk together ingredients in a small bowl with sea salt and black pepper.
2. Heat a BBQ, grill or fry pan to medium high heat. Spray the vegetables with olive oil and season with salt and pepper. Pan fry in batches until golden and tender. Once cooked, set aside on a plate to cool.
3. To cook the beef strips, season with a pinch of salt and pepper. Heat oil in a large non-stick frying pan or BBQ over high heat. Add the beef in two or three batches to ensure the pan stays at a high heat and fries the beef. This should only take around 2 minutes per batch. Place the beef on a warm plate once cooked.
4. To serve, use a large platter and cover the base with a bed of rocket. Scatter over the char-grilled vegetables and beef strips, and then drizzle over the dressing. Finish with the torn olives, a scatter of crumbled feta and mint leaves.

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 for further information.

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

Christmas Air Fares Don't Wait to Purchase

Going on holidays or have children coming home for a visit? Now is a great time to pick up cheap airfares before the holiday rush. We organised some the other day and they were excellent value! A word of warning... if you're in need of a hire car around Christmas, booking now could save you many hundreds of dollars! Just ask one of our children, they learnt from experience last year and won't make the same mistake again!



A Bit of Plumer Street History

Plumer Street was named after Field Marshal Plumer who was another who General Haig did not get along with. He was regarded as a meticulous planner and was made Commander of the British 2nd Army. He was responsible for the assault on Messines Ridge in 1917, where they tunnelled under the ridge and blew it up. He told the officers the night before that "Gentlemen, we may not make history tomorrow, but we shall certainly change the geography". This was the loudest noise ever made by man – Lloyd George is said to have heard it at Downing Street.



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