



firstnational
REAL ESTATE
Broadbeach



Australians increasingly delay buying their first property

Data released in January 2017 from the Australian Bureau of Statistics (ABS) shows more Australians are delaying buying their first home till later in life.

The 2013-14 data shows in 2000-01 just over 60 per cent of Australians bought their first home when they were between the ages of 25 and 34 years old. By 2013-14, that number had fallen to just under 50 per cent.

A report on the ABS data by the Australian Housing and Urban Research Institute (AHURI) said the rise in Australians obtaining their first mortgage at an older age meant more people would still be paying off a mortgage when they hit retirement age.

'Indeed, as other ABS Housing Occupancy and Costs data shows, the proportion of households aged 65 and over still paying off their mortgage has more than doubled, having risen from 3.6 per cent of all households aged 65 and over in 2000-01, to 8.2 per cent in 2013-14,' AHURI said.

Caution needed on capital gains tax

The Property Council of Australia has urged caution amid conflicting media reports that the Government is considering changing capital gains tax arrangements in the budget.

'Increasing capital gains tax runs the risk of reducing the incentive to invest at a time when Australia needs to build new housing to cater for our growing population,' said Ken Morrison, Chief Executive of the Property Council of Australia.

'The CGT discount is recognition that you should not tax people for inflation - inflation driven capital

growth is not real growth and investors should not be taxed for it.

'Two years ago, as part of the Government's then push for tax reform, the Property Council stated that a small reduction of the CGT discount from 50 per cent to 40 per cent could occur without slamming the handbrake on investment.'

"There's a big difference between a tap the brakes approach to CGT and slamming on the handbrake"

Ken Morrison, CEO, Property Council of Australia

'We have also consistently put the view that the Opposition's plan to cut the discount from 50 per cent to 25 per cent would damage the industry, the economy and the security of the livelihoods of many in the industry who rely on construction'.

'Best environment for renters in a generation'

In February, Reserve Bank Governor Philip Lowe released a statement about housing markets, indicating he believed we were witnessing prudent lending practices and consistently low rental growth.

He noted conditions in the housing market vary considerably around the country, that some markets have strengthened and others are experiencing declining prices.

'Growth in rents is the slowest for a couple of decades. Borrowing for housing has picked up a little, with stronger demand by investors. With leverage increasing, supervisory measures have strengthened lending standards and some lenders are taking a more cautious attitude to lending in certain segments' said Mr Lowe.

Who's got the most satisfied customers?

Last year, ratings agency Canstar Blue asked Australians who they thought provided the best property services and First National came out on top.

Buying or selling a home is one of the biggest financial decisions you'll ever make, so you'll want the best service, advice and value for money possible. So, which real estate agents are moving Aussies in the right direction, and which should be packing their bags?

To find out which real estate agents are rated highest across Australia, Canstar Blue surveyed Australian adults who had employed an agent in their area over the last three years, whether it related to the buying or selling of a property, lease management or renting.

It found 'First National Real Estate has been impressing more than any other firm, taking out five-star reviews from consumers in almost every single category, including communication and advice, problem resolution and value for money. In fact, no other real estate agent achieved top marks in any area'.

Six of the biggest real estate agency brands in Australia were reviewed by their customers, but First National was the only brand ranked 5-star in any of the categories.

The major categories measured were:



1. Communication & Advice
2. Problem Resolution
3. Value For Money
4. Marketing (Accuracy & Effectiveness)
5. Contract Handling

You can only make the best financial decisions when you have all of the facts at hand, and you'll only have all of the facts if your agent does their job properly and keeps you in the loop. Only First National achieved a five-star rating in the area of communication and advice.

Likewise, an agent's ability to keep on top of everything, even when under pressure, makes all the difference to property management and sales outcomes. Again, First National excelled with 5 stars.

To see how all the brands compare, visit canstarblue.com.au, click 'Start Comparing', 'Services' and then 'Real Estate'.



It's the best time
to buy since the 50's!