



## In this issue

What will influence the property market in 2019?

Has your credit score changed recently?

5 easy ways to reduce your household water usage

## What will influence the property market in 2019?

The Australian property market faced a number of tough conditions in 2018, resulting in the end of the boom times for Sydney and Melbourne, but does that mean we can expect doom and gloom in 2019?

A number of factors are set to shape the year ahead and whilst it won't be all daisies, it's possible that things could be looking up for Australia's biggest cities and other markets around the country too.

### Results of banking Royal Commission

A major roadblock for the Australian property market in 2018 was tightening credit conditions as a result of the Royal Commission.

Many borrowers have had a tough time accessing finance due to the banks being extremely conservative while they await the

results of the commission's report.

Luckily the report and its recommendations are due to be released early in 2019, providing banks with greater certainty around what exactly they can do and hopefully this means they can, and will, loosen their reigns a little.

### Politics

International and local politics have always had some level of influence over the property market and with a federal election looming, 2019 will be no exception.

Uncertainty about whether or not proposed changes from the Labor government will come into effect, such as limiting negative gearing, will likely result in potential buyers sitting on the sidelines for some time. Buying activity may pick up again once there is greater political stability.

### Interest rates

The Reserve Bank of Australia has kept interest

rates on hold for more than two years now. The general consensus is that rates will remain on hold for the start of 2019 at least, which is good news for mortgage holders.

However there is a chance that rates will go up later in the year, if this happens it may deter some buyers. Although there's no certainty, some buyers may be encouraged to seek finance before increases come into effect.

### General sentiment

Overall, 2019 is going to bring about a lot of unique factors that will influence how confident people will feel about jumping into the market.

It's important to keep in mind that every area is affected differently however, and while some suburbs may see prices go up, there are others that will see them fall. Keep an eye on them!

You should always chat to a local real estate expert to find out what is happening where you live and whether or not 2019 is a good time to buy, sell or both.

## Has your credit score changed recently?

There's a chance that your credit score is higher than it was this time last year, thanks to a national change to credit reporting that was introduced in July 2018.

This change, known as Comprehensive Credit Reporting (CCR), has made it a requirement for lenders to share a customer's full credit history with each other, both positive and negative.

Previously to this requirement it was only negative information (such as defaults and overdue payments etc.) that needed to be shared amongst lenders. The new positive information that now needs to be shared includes things like when a borrower has made payments on time.

Only the four major banks (NAB, CommBank, Westpac and ANZ) are required to share this type of data, however other lenders have decided to adopt the new policy to help remain competitive.

Is this good news for borrowers?

Anyone looking for a better credit score should



see the introduction of the CCR as good news. also be reported through this website.

The sharing of positive data should see most people's credit score improve, which can provide a bit of leverage for borrowers as well as people looking to negotiate a better deal with insurance companies, utility or even phone providers.

To view your credit rating and check that the information is correct visit [www.mycreditfile.com.au](http://www.mycreditfile.com.au). Any errors on your credit record can

**Quick tips for improving your credit score:**

- Always make repayments on time
- Pay down outstanding debts
- Limit the amount of times you apply for loans (i.e. only apply when you need to)
- Keep track of your credit record



## 5 easy ways to reduce your household water usage

Whether you're a homeowner or tenant you've probably found that your water usage has increased, especially as we swelter through another hot, Australian summer.

Water is an essential part of living, and it is also an extremely precious resource. Using too much at your property could result in hefty water fees.

Here are 5 easy ways to make your home more water efficient and keep your water use down.

### 1. Be mindful of how much water you use

Sometimes the simple act of tracking water usage can help you keep it down. Watch out for any noticeable spikes in your use as this could alert you to a possible water leak at the property.

### 2. Fix leaks right away

Speaking of leaks, when you find one, make

an effort to fix it as soon as you can. A small leak may not seem like much of a big deal, however if unattended, it can lead to litres of wastage, and a much higher water bill!

### 3. Find water-efficient products

When building, renovating or upgrading, you should always try to find products that are as water efficient as possible. This includes products such as tapware, showerheads, toilets, washing machines and dishwashers. Products with a high water-efficiency rating may cost more to purchase, however the water savings over time should be well worth the initial cost as well as the added environmental benefits of saving water.

### 4. Change your habits

A few key changes in your day-to-day habits can help you dramatically reduce your water use. Consider doing things like timing your showers to keep them shorter, turning off the tap when you brush your teeth or only running the washing machine or dishwasher when you have a full load.

### 5. Think carefully about what you use outside

Cleaning and gardening can lead to excessive water usage. Minimise water usage by utilising a broom to sweep footpaths or by using grey water where possible to water the garden. If you have an irrigation system on a timer then make sure that it doesn't turn-on unnecessarily after it has rained, and use water-efficient nozzles on hoses.

Visit us online at [professionals.com.au](http://professionals.com.au)