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How Confident are you when Bidding at Auction?

Some people love the excitement of bidding at auction and the chance to snare the property of their dreams, but their confidence can give others the jitters, causing them to miss out on a property due to the fear of bidding under the hammer.

New research from Westpac's Home Ownership Report has found that over half of next home buyers (56%) admit to feeling to scared to bid at auction, and further to this, 46% say they don't feel confident they know what to do.

Auctions are a popular way to sell property around the country and many buyers could be missing out on some great deals. If you're a buyer who is apprehensive about bidding, it could be time to face those fears with a little bit of knowledge and know-how. Our top five

tips for getting into the auction action are:

#1 Attend other auctions!

Nothing gives you a better idea of what to do at an auction than to see them first-hand. A great way to break down any fear is to first understand the rationale. By attending auctions of properties in the area you're looking to buy, you can witness the process by watching the auctioneer, reading the provided T&C's, observing actual bidders, and familiarising yourself with agents in the local area. Understanding terminology, getting an idea of the best place to stand and what a buyer should say and do play a big part in conquering your fear.

#2 Research the market

Keep an eye on the local property market so you can get to know price trends and the values of different housing types. Having this knowledge behind you at auction time can prevent you from over-bidding and help boost confidence in determining what price

a property may sell for at auction, making bidding less of a daunting process.

#3 Set your limits

After you have done some research and due diligence (such as a building and pest inspection) on a property for auction, set yourself a bidding cap and don't waiver from it. Bidding over your cap can mean having to beg family and friends to make up the extra and is not an advisable strategy.

#4 Get help

If you're still nervous, consider asking someone to bid on your behalf. A buyer's agent can attend an auction with you, or talk to you over the phone and bid on your behalf.

#5 Don't worry about anyone else

One of the keys to being successful at auction is not to worry about what everyone else is doing. Have a goal and a price in mind and remember to stick with it.

Pros and Cons of Renting a Furnished Property

If you're thinking about moving to a new town or city without moving your current furniture, you may be considering the option of renting a home that is already furnished.

Furnished properties can be ideal for those who want the flexibility of not owning any furniture, or who only want to rent for a short period. It can sometimes be more financially viable to store furniture if only moving for a short period of 3 or 6 months.

How do you know if a furnished rental property is right for you? And have you considered the pros and cons?

Pros:

- You don't need to move bulky furniture, potentially saving you from the expense of removalists or having to enlist the help of friends when moving.
- Your time-frame may be much more flexible because your packing and moving will be less time consuming.
- A furnished property means that you'll have little to no expensive outlays. If you have no furniture, it can be expensive and



cumbersome sourcing furniture to fill a non-furnished rental property. Leasing a furnished rental could be a good short-term option, at the least, to help you save up for your own furniture.

Cons:

- Depending on the market, the rent for a furnished property can be higher. Compare furnished vs non-furnished properties, and weigh up the long term difference. Additionally, costs could escalate if you're looking for newer, more modern or stylish furniture packages.

- Without having a say in the styling of furnishings, your new rental property may not reflect your personal tastes. You may have to decorate the property to a degree, to enhance your own style and make it a home.

- Furnished properties are often harder to come by. Owners may feel they're taking a bigger risk when furnishing their property for tenants, and in some areas, furnished properties can be very popular. If a furnished property is what you need, you will need to be diligent in knowing when new rental properties come onto the market, and have your application ready to go.



4 ways to Save Money on Renovations

There's no doubt that renovating a home or investment property can be an expensive ordeal. In reality, you can save money without giving up on quality workmanship, however this is rarely achieved without sticking to these main strategies.

1. Budget like your life depends on it!

Research is key here. Know the intricate details of your renovations before you

start, price up the worst-case scenario and get quotes. Renovators often set the budget, then try to fit everything into it, but usually have a blow-out. By working the other way, and knowing the price of things, you then set the budget you need, and can work towards finding that budget.

It's also vital to put aside an SOS fund to account for unforeseen costs.

2. Renovate in stages

Blow-out costs occur when you change your mind, or if you don't truly know what you're

working with. For example, you may need to update electrical or plumbing if renovating a n old kitchen or bathroom - does this mean the whole house needs rewiring or re-plumbing?

Reduce stress by breaking the project into smaller tasks by laying out step-by-step plans of your overall renovation goals, and know the costs of each step so that you can manage your budget as you go.

3. DIY where you can

If you're capable of manual labour or know a licensed trades person, you can save considerably. However, be mindful that a DIY gone wrong, can end up costing more in the long run.

Even cleaning up yourself can save you money!

4. Take your time to do it right

Researching takes time when done right. But, when done right, can save a lot of money. Small blow-outs add up, so if you're budget conscious, make sure you have time up your sleeve to know what you need to know!

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