

the Proprietor

ISSUE 2 | WINTER 2021

REGIONAL

REVIVAL

Ballarat named Australia's most livable regional city

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Images: Integra Property Management

MARKET CONTINUES TO SHINE

The Ballarat real estate market has continued to maintain its strong position throughout 2021 across both sales and rentals.

In the broader market, the release of the June 2021 REIV quarterly figures has shown a 10.5 per cent increase in median house prices throughout regional Victoria, and an almost 20 per cent record-breaking annual growth. Locally, the Ballarat median price saw an increase of 14.5% to a record high of \$475,000, up from \$454,000 in the previous quarter.

The rental market has also seen strong growth with an annual increase of 8.6% in the median weekly rent to \$380 per week. Coupled with the current vacancy rate across Ballarat dropping to 1.5% (down from 2.6% in June 2020), it is a great time to own a rental property in Ballarat.

At Integra Property Management, we currently have a 0% vacancy rate and a number of qualified tenants looking for a property to move in to. Please contact us regarding managing your investment property. We are Ballarat's growth zone specialists, but manage properties throughout the whole Ballarat region. ■

For any enquiries related to this issue or Integra Property Management, email propertymanagement@integragroup.com.au or call **03 5304 1970**

RECENTLY TENANTED HOMES



ASPECT PDE, INSIGNIA

- 4 bedrooms
- 2 living
- Great location
- More Insignia properties needed!



QUIRK RD, LUCAS

- Great family-sized home
- 4 bedrooms plus media & retreat rooms
- Overlooking playground
- Only 2 days on the market!



KILKENNY DR, ALFREDTON

- 4 bedrooms
- Close to parkland
- Ducted heating & cooling
- Leased after one inspection!



RESULTS THIS QUARTER

VACANCY RATE

0%

RENTAL ARREARS

0%

the **Proprietor**

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R E G I O N A L R E V I V A L

Thought about an investment tree change? Here's another reason; Ballarat, has been named Australia's most liveable regional city.

Ballarat has outperformed all other Australian cities for best access to public transport and public open space and ranked among the top five for access to supermarkets, local employment, social infrastructure and housing affordability.

The research was conducted by the RMIT Healthy Liveable Cities Group drawing from over eight years of research findings.

This is the first time a study on the liveability of regional cities has been undertaken in such detail.

Integra Director of Land Development Nick Grylewicz explains "By looking at the measures of liveability separately you can see where each city is performing well and where there are opportunities for improvement."

"We know that among the key benefits of living in a regional city like Ballarat is that people tend to live close to where they work, can shop close to home have access to education, health and services they need.

"This model has a great influence on the decision making process throughout the development of all our communities. Lucas is what we refer to as a five minute community where residents will have access to a park only 500 metres from every house and enjoy the ability to walk to the supermarket, health care facilities and schools." ■

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SOCIAL INFRASTRUCTURE	ACCESS TO PUBLIC TRANSPORT	ACCESS TO SUPERMARKETS	DISTANCE FROM ALCOHOL	PUBLIC OPEN SPACE	LOCAL EMPLOYMENT	HOUSING AFFORDABILITY
1. Wollongong	1. BALLARAT	1. Launceston	1. Toowoomba	1. BALLARAT	1. Townsville	1. Launceston
2. Geelong	2. Geelong	2. Geelong	2. Townsville	2. Newcastle-Maitland	2. Toowoomba	2. Wollongong
3. Albury-Wodonga	3. Bendigo	3. Sunshine Coast	3. Bendigo	3. Gold Coast-Tweed Heads	3. Mackay	3. Geelong
4. BALLARAT	4. Wollongong	4. BALLARAT	4. Sunshine Coast	4. Mackay	4. BALLARAT	4. Bendigo
5. Toowoomba	5. Newcastle-Maitland	5. Wollongong	5. Gold Coast-Tweed Heads	5. Sunshine Coast	5. Bendigo	5. BALLARAT

FROM THE *experts*



Images: Haymes Paint

HAYMES EMBRACES INSPIRATION

Haymes Paint launches its Volume 14 colour library with the new shades that will define next year's interior trends.

As the world changes, so do the colours that shape it. Haymes colour library Volume 14 "Embrace" is inspired by the concept of embracing the ever-changing and unexpected challenges of the current world to find solace within the home space through colour.

The movement is characterised by tones that elicit comfort and reassurance, allowing us to curate nurturing environments that shield us from the unpredictability of the world around us.

A set of three unique colour palettes: Grounded, Calm Mind and Happy Home, the range features hues that combine the concepts of joy and youthfulness with notions of groundedness and peace. Working in harmony to embody themes more relevant to the world than ever before.

Haymes Paint Colour and Concept Manager, Wendy Rennie, says: "This year's colour release has been interesting to put together as the world and climate we live in has changed dramatically. The current focus on wellbeing is more important than ever and using colour as a way of connecting us to emotions and improving the environments we are in will help people to make an impact where it counts most, showing us that home truly is where the heart is." ■

CLICK HERE
TO READ
MORE ABOUT
EMBRACE:



GET COLOUR CONFIDENCE
IN YOUR INVESTMENT
PROPERTY WITH

Haymes
PAINT

Choosing colour is dependent on many factors, and can be a daunting process for many people. The years of experience that the Haymes Colour Team brings, will guide and support you as you make your colour choices for your investment property or home.

This service is bought to you by our fully qualified Haymes Colour Consultants with years of Interior design experience selecting the right colours. We are currently offering in home as well as online Colour Consultations in the Ballarat area.

CLICK HERE FOR
MORE INFO OR TO
BOOK YOUR COLOUR
CONSULTATION:





Image: Supplied

S U P P O R T I N G A G R E A T C A U S E

The Fiona Elsey Cancer Research Institute is set to hold its biannual Cancer Research Ball this September. This is a major fundraising event for the research centre and follows the highly successful 2019 event that raised over \$150,000 for the charity.

The 2021 Ball is set to be held on Saturday 4 September at the Civic Hall in Ballarat, with organisers aiming to bring the community together for a night of glamour and dancing for a great cause.

Integra is proud to be partnering with FECRI to ensure a successful fundraising event for the research program. The event is aiming to raise over \$100,000 to support research focused on the immune system, how it relates and can be used to treat cancer.

Integra General Manager Matt McCabe said "We are a proud contributor to the Ballarat community. Cancer unfortunately touches many families, and we are pleased to support this event to make a difference for cancer research."

The Institute is a world class cancer research facility based in Ballarat, Victoria. As Australia's only regionally based cancer research centre, it is community funded relying on fundraising and donations to continue research into more effective ways to diagnose and treat cancer. This fundraising event will raise money for cancer research through ticket sales, auctions, and a raffle from donated items.

Opened in 1998, the Institute was inspired by Ballarat teenager, Fiona Elsey who lost her fight with cancer in 1991. Today, led by Professor George Kannourakis, the Institute is making a world class contribution to cancer

research, with recent recognition for achievements into Bowel cancer, triple negative Breast cancer, chemo resistance in ovarian cancer and in the understanding of histiocytic disorders.

Professor George Kannourakis, Institute Director at FECRI, said "Our research is focused on the immune system and cancer. It is hoped that by identifying proteins on the surface of cancer cells, druggable targets can be developed to allow the immune system to attack the cancer, without chemotherapy and radiation."

FECRI currently has 8 PhD students from Federation University and 12 senior scientific staff. Key projects being conducted at the Institute are:

- Ovarian cancer
- Breast cancer
- Immunology
- Chronic lymphocytic leukaemia
- Renal cancer
- Bowel cancer
- Langerhans cell histiocytosis

To contribute to the life-saving cancer research work of the Fiona Elsey Cancer Research Institute please visit the fundraising appeal page. ■

CLICK HERE FOR
FUNDRAISING
PAGE:





Images: Simonds Homes

BUILDING WITH SIMONDS

Whether you're an experienced investor or just starting out, Simonds Homes can help find the right home for your budget.

BUILD AN INVESTMENT PROPERTY

Building a property portfolio is a great way to invest. If you're ready to get started, it's time to consider what kind of investment property will give you the best return. This could mean an investment home designed for you and your family to live in for a while or building a home designed for another growing family.

On top of your budget, here are a few things that you should consider:

CHOOSING AN ATTRACTIVE LOCATION

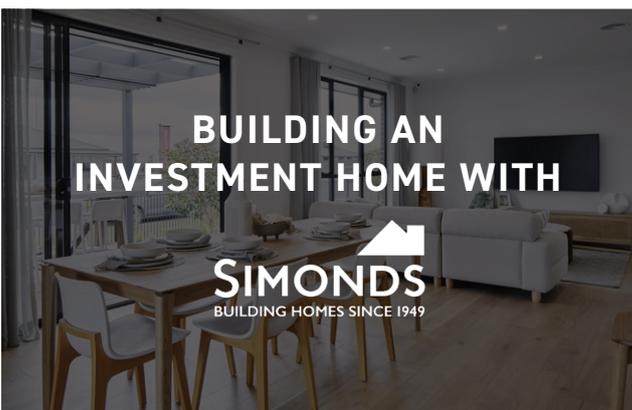
Consider areas that have a steady population growth, employment opportunities and infrastructure development works, as well as lifestyle appeal such as being close to schools and public transport. You may even be drawn to a tree-change or a sea-change if you're looking in regional areas. If you are, it's important to note that recent years have seen high growth in regional areas, offering a huge and

exciting range of new opportunities. Whether you choose a metro or a regional location, we can help you find the best spot for your budget.

DESIGNING A VERSATILE HOME

We can help you to create a versatile, liveable home. When building an investment property, you should be looking to create an aspirational home with wide appeal. So, think about your own lifestyle factors, as well as features that potential families would be looking for in their next home. In particular, consider versatile spaces such as a second living area, which can be turned into a working from home study or a kid's rumpus room, depending on the needs of the family.

Other floor plan options could include an additional bedroom with an ensuite to cater to growing or multi-generational families, or a coveted butler's pantry to open up the kitchen and provide extra storage. With a range of popular structural options and upgrades on offer, personalising your floor plan is easy." ■



**BUILDING AN
INVESTMENT HOME WITH**

SIMONDS
BUILDING HOMES SINCE 1949

We know that every home buying journey is different and in some cases, you might want to take a faster route. We offer a range of package options to suit your budget, lifestyle and timeframe requirements.

Whether you're ready to build your investment home, already building or just have a few questions, we're here to help.

**CLICK HERE
FOR MORE
INFO:**





Images: Supplied

INVESTING WITH SOVEREIGN LENDING

The team at Sovereign Lending in Ballarat are in the business of helping people achieve their financial dreams, they do this by helping to take the stress out of financing a new home or investment property. The team work to find a solution to support investments for many different buyer types from first home buyers trying to enter the market, or sophisticated investors, they know which products are suitable for all budgets and lifestyle requirements.

There is currently a significant number of investors looking to enter the market, and/or add to an existing portfolio by building investment properties in the Ballarat region. With the recent strong capital growth and a competitive rental market, it makes sense to do some research into the most suitable opportunities for you and your needs.

CAN I AFFORD ANOTHER PROPERTY?

Many people are closer than they think to being able to afford another property - we will work with you to find a solution and product that suits your needs and situation.

CAN YOU HELP UNLOCK EQUITY?

This is where we really shine. We specialise in helping our you reach your financial dreams through unlocking the equity that you have worked so hard to build.

HOW MUCH CAN I BORROW?

We can work with you to determine exactly how much you can borrow and how to best structure your debt. Our team have in-depth knowledge about the products currently available and with access to over 30 lenders, we can personalise the perfect solution to suit you and your requirements.

The experienced team the Sovereign Lending are proud Ballarat locals, and pride themselves on providing outstanding service to all their clients. Get in contact today and we can get started on making your next investment dream a reality. ■

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Your full financial situation would need to be reviewed prior to acceptance of any offer of product

*peace of
mind.*



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Our passionate property management experts are dedicated to ensuring landlords and tenants alike have peace of mind.

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