



# Home Newsletter

January 2015

## Win One Million Qantas Points



### Which travel destination is part of your New Year's resolution?

LJ Hooker is offering five people the chance to win One Million Qantas points simply by undertaking a property appraisal with their local LJ Hooker real estate specialist.

The offer runs between January 1 and March 31, and is open to both owner-occupiers wanting to find out their property's worth and how to improve it, and also to landlords wanting to find out local rental prices and ways to attract top tenants.

So to combine the best on-the-ground market knowledge with the chance to jet-set anywhere in the world, contact your local LJ Hooker agent or visit [ljhooker.com.au](http://ljhooker.com.au) and request your appraisal today.

For full terms and conditions, please visit [ljhooker.com.au/checkin](http://ljhooker.com.au/checkin).  
Authorised under permit numbers VIC: 14/5815, SA: T14/2220, NSW: LTPS/14/09619, ACT: 14/04188.



## myMarket Reports shed light on national markets



LJ Hooker's recently released Quarter 4 myMarket Report has analysed the various market price movements across Australia's capital cities.

All capitals, with the exception of Sydney, have recorded falling or flat price growth over the September quarter.

The Sydney market, however, continues to clearly lead the pack despite price growth below what was recorded over the December quarter 2013.

After recording solid growth earlier in the year, house prices in the Brisbane, Adelaide and Hobart markets were flat over the September quarter. Perth house prices have continued to soften this year following a lengthy period of growth. The Melbourne market also continues to moderate, with price growth trends clearly under-performing over the first three quarters of this year.

### Median capital city property prices (September quarter)

City	Median price (H)	Median (U)
Sydney	\$843,994	\$580,861
Darwin	\$667,115	\$456,113
Melbourne	\$615,068	\$423,169
Perth	\$604,822	\$399,128
ACT	\$573,326	\$395,110
Brisbane	\$473,924	\$357,466
Adelaide	\$459,258	\$289,823
Hobart	\$322,274	\$257,465

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# Everything that's old, is now new again



In his latest column for [myljhooker.com.au](http://myljhooker.com.au), interior designer and judge of *The Block* Darren Palmer talks about the rejuvenation of wallpaper.

With the advances in technology that have come since the 1980s, who should be surprised that manufacturers have been able to devise non-woven bases for papers? This means that the base of the paper does not split into layers as it's removed, with some parts sticking to the graphic and others sticking to the wall. The non-woven base means that the base of the wallpaper is intact when you remove it.

Non-woven wallpaper isn't your only friend when it comes to wanting texture or pattern as well as colour for your walls. Vinyl wall coverings also allow you to apply and easily remove with a possibility of reuse if you're careful. The word vinyl has so many 1980s connotations but there are many options from faux silks, woven grasscloth paper looks to textured ethnic patterns to faux animal hides, the array is near endless and there are options to suit most styles, tastes and spaces.

## A Personal Favourite

At the top of the list is Elitis sold through Seneca textiles. I've used so many of the Elitis vinyl coverings over the years, they're featured on almost every second page of my book, *Easy Luxury*.

Another favourite is Ralph Lauren. They have a brilliant array of florals, traditional patterns like herringbone, hounds tooth and pin stripe as well as some interesting interpretations of periods like art deco to give but one example.

When it comes to covering your walls, don't just think of giving them a lick of paint, think about how you can give your rooms another layer of interest by exploring your world of wallpaper options.

To read the full story and more on styling and renovating, visit [myljhooker.com.au](http://myljhooker.com.au)



# LJ Hooker takes out top gong



LJ Hooker's focus on sustainability resulted in the real estate network taking out the top education award at the annual Banksia Awards, the pre-eminent awards for sustainability.

The LJ Hooker Liveability Real Estate framework enables consumers to create and find their best home; healthy, efficient, comfortable and connected to community.

LJ Hooker's Head of Real Estate Liveability, Cecille Weldon, said the framework was developed in collaboration with the sustainable design, construction and assessment industries in order to address a significant shortfall of training and knowledge in the marketing, selling and renting of

environmentally sustainable homes within the residential real estate industry.

Central to the framework are '17 Things' to look for when buying a property, what to plan for when renovating and what will be recognised when selling.

"The Liveability Real Estate Framework aims at long-term affordability benefits as consumers are empowered to invest in

liveability features in new and existing properties knowing that these will now be recognised at the point of sale or lease," she said.

For more information visit [ljhooker.com.au/liveability](http://ljhooker.com.au/liveability)



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