



THERE IS A SILVER LINING

The end of the year is the perfect time to reflect on the current state of play and to review what's been happening over the past few months.

Rising inflation and interest rates have definitely made an impact in 2022, with the housing market seeing a decline in house values across most of Australia.

This means that cost savings can be achieved by obtaining an up-to-date valuation that is a true reflection of the current market and economic conditions.

Things are moving fast and even valuations from three to six months ago may no longer be relevant. It's worth remembering that our team has kept on top of the changing fortunes of the property market and our expert valuers are ready and willing to lend a hand.

We believe that people should consider getting an up-to-date valuation for:

FAMILY LAW SETTLEMENTS

Reliable valuations enable early settlement that reduces family stress in a rapidly changing market.

CAPITAL GAINS

The ATO requires a capital gains tax property valuation to calculate the capital gain on the sale of an investment property. Why pay that tax based on an out-of-date valuation?

STAMP DUTY

Stamp duty is based on the price of the property, so stamp duty payable 3 to 6 months ago may no longer be accurate due to property price decreases.

THE YEAR AHEAD

The decline in property values has been more pronounced after each RBA interest rate hike so homebuyers and owners will be paying particular attention to interest rates over the next year.

One positive prediction that we have heard is that interest rates may be decreasing in late 2023.

Wishing all of our customers and contacts a peaceful and joy-filled Christmas holiday period. We look forward to seeing and working with you again in 2023.

Brett Smith – Director

MCSS IN DEMAND FOR ALL KINDS OF PROPERTY

It has been a busy year applying our experience and knowledge to formulate property valuations – from units, to townhouses, houses and mansions. We've valued modest residential properties as well as prestige homes worth more than \$11 million.

Each year we also reflect on some of the more unusual valuations we have undertaken. This year it's:



RACEHORSE STABLES AND LODGES AT WARWICK FARM

Sydneysiders may be surprised to learn about the number of racehorse facilities surrounding local racecourses. These facilities include stables, jockey lodgings, walking

tracks and grooming bays.

One of our more memorable property valuations focused on determining the value of the racehorse training stables and lodges at Warwick Farm.



THE VALUE OF COMMON PROPERTY

Determining the proper value of a common roof cavity is a specialised task. In an Eastern Suburbs duplex the owner of the top unit wanted to use the roof cavity area to convert it into a study and storage space. The downstairs owner has a separate unit in the strata complex, but technically shared ownership of the roof space in the common property. They therefore required compensation.

We valued the roof space so the neighbour could compensate the other member of the strata complex.



RIDING THE WAVE

After Australia's long predicted real estate market downturn didn't eventuate for so long, it was almost surprising when a pronounced decline in house values actually took hold during 2022.

In Sydney this translated to average homes shedding their value at the rate of around \$450 a day. While the harbour city home rates declined at a rate of 10 per cent, other Australian cities also recorded declining values, some at around 6 per cent. MCSS has worked steadily to keep on top of the demand for current valuations throughout the highs and lows of the year.