

homebuyers and investors, both from with the median price of a block case in other WA lifestyle locations.”



## Interest high in Trigg homes

### LAURA KEYS

After the sell-out success of Stage 1 of the Trigg Terrace Homes earlier this year, buyers have another chance to secure one of these properties, with the Stage 2 auction being held on Monday.

Nine three-level homes in Lynn Street, Trigg, will go under the hammer at 7pm and interest is expected to be high.

The first 15 homes in Stage 1 were sold to buyers who had registered with Cape Bouvard's buyer database in only two days. A top price of \$620,000 was reached.

Developer Greg Byrne, of Cape Bouvard Investments, said the complex offered a "lock-up-and-leave" lifestyle for buyers, with minimal maintenance required and a great location less than a kilometre from the beach.

Heralding a return of classic architectural style, Trigg Terrace Homes will comprise 24 two-storey terrace homes, with two living areas, three big bedrooms, two bathrooms, a secure double garage and front and rear courtyards.

All homes in Stage 2 will be between 174sqm and 177sqm.

Construction of Stage 2 is about to start, with settlement and titles due in August next year.

The relocated and redeveloped Lynn Street Shopping Centre is set to revitalise the area.

More than 500 prospective buyers have pre-registered their interest in Trigg Terrace and developers are hoping to clear all nine homes during Monday's auction.

They are expected to sell for more than \$700,000.

Interested buyers must pre-register by phoning 1300 101 030.

An aerial view of LandCorp's Mary Ann Waters housing estate, east of Albany.

## Advisers urge homebuyers not to waste tax cuts

### NATASHA GRANATH

With another interest rate rise possible by the end of the year, homebuyers could benefit by ploughing recent Federal tax gains into their home loans or super, financial advisers say.

The Australian Securities and Investments Commission is urging people to take the opportunity to improve their financial situation.

ASIC acting executive director of Consumer Protection Delia Rickard said people should consider making extra superannuation contributions or pay more money into mortgages, credit cards or other loans.

A 20-year-old adding an extra \$10 a week after tax to their super could gain another \$72,000 by retirement, she said.

Resi Mortgage Corporation says the Federal Government's \$36.7 billion in personal tax cuts took effect last week and provided an ideal opportunity for homebuyers to get ahead on their mortgages.

National manager for consumer advocacy Lisa Montgomery said homebuyers could save tens of thousands and create a buffer against future rate rises.

"Even someone receiving a small tax cut of only \$10 a week could save more than \$20,000 over the life of

their home loan by putting this money into their mortgage," she said. "A person with a bigger tax cut of \$40 a week could save more than \$65,000 over the life of their loan by redirecting this money into their mortgage."

Ms Montgomery said that for some people the tax cuts had already been absorbed by increased fuel costs and the May interest rate increase.

"Homebuyers who receive a healthy tax refund could also benefit by putting it into their mortgage," she said. Ms Montgomery said the end of financial year was also a good time for people to do a

"stocktake" on their loans and check they have a competitive interest rate, the loan features they need, and look at account-keeping fees, redraw fees and those on professional packages.

"If your home loan isn't providing value for money, it can pay to look into refinancing," she said.

For tax calculators and tips, visit FIDO, ASIC's website for consumers and investors at [www.fido.gov.au](http://www.fido.gov.au) or phone Resi Mortgage Corporation.



Lisa Montgomery