

AT CHRISTMAS, WE REFLECT ON THE REAL MEANING OF HOME.



What is Home?

A roof to keep out the rain? Four walls to keep out the wind? Floors to keep out the cold? Yes, all of these. But home is more. It is the laugh of a baby, the song of a mother, the strength of a father.

It is warmth of living hearts, light from happy eyes, kindness, loyalty, comradeship. Home is first school and first church for young ones, where they

learn what is right, what is good and what is kind. It is where they go for comfort when they are hurt or sick.

It is where joy is shared and sorrow eased. Where fathers and mothers are respected and loved. Home is where children are wanted.

Home is where the simplest food is good enough for kings because it is earned. Where money is not as important as loving-kindness. Where even the teakettle sings from happiness. That is home. God bless it.

A Merry, Safe and Blessed Christmas and Holiday Season to all our valued readers

John and Le Hoa

IN SEASON: Classic Roast Turkey With Festive Stuffing

You will need

- 75g butter
- 1 onion, finely chopped
- 400g good-quality sausages
- 1/2 cup chopped parsley
- 2 tsp chopped thyme
- Grated rind of 2 lemons
- 1 egg, beaten
- 100g fresh white breadcrumbs
- 2 tsp seasoning for Roast Meat, extra to sprinkle (see note)
- 4.5kg oven-ready turkey
- 1 tbs honey

What to do

1. To make the stuffing, heat 25g of the butter in a large frypan. Add onion and cook over medium-low heat for 5 minutes until softened.
2. Slit the sausages and discard casings. Break up the sausage meat into a bowl. Combine with onion, herbs, half the lemon rind, egg, breadcrumbs and seasoning. Allow to cool.
3. Preheat the oven to 170°C.
4. Wash turkey cavity and pat dry, then fill with the stuffing. Place turkey in a roasting pan. Rub breast with a little softened butter and cover loosely with foil. Roast in oven for 1 hour.
5. Meanwhile, combine the honey, remaining butter and lemon rind in a saucepan over low heat until butter is melted.

6. Discard foil and brush turkey all over with the butter mixture. Sprinkle turkey all over with extra seasoning.
7. Pour 1/2 cup (125ml) water in the base of the roasting pan and roast for a further 1 1/2 hours (cover turkey loosely with foil if it is browning too much) until juices run clear when a skewer is inserted into the thickest part of the thigh. Rest the turkey for 15 minutes before carving.
8. Serve with traditional roast turkey accompaniments, such as roast vegetables and gravy.



TOP 5 SUMMER EVENTS

New Year's Eve Celebrations

Celebrate the dawning of the new year at Melbourne's largest free public celebration.

Venue: Alexandra Gardens, Birrarung Marr, Southgate, Federation Square, New Quay & Waterfront City

When: 31 December 2008

Melbourne Symphony Orchestra Concert Series

Be enchanted by magnificent music and talented Australian soloists in relaxed parkland surrounds at these free summer concerts.

Venue: Sidney Myer Music Bowl

When: February 2009

St Kilda Festival

The perfect summer festival: free and on the beach. Come for the excellent bands and party atmosphere.

Venue: St Kilda Foreshore

When: 31 January-8 February 2009

Chinese New Year Festival

A weekend of new year festivities featuring a variety of activities and events to celebrate the beginning of the Year of the Rat.

Venue: Chinatown

When: February 2009

Zoo Twilights

Come and experience the Zoo like never before with Zoo Twilights jazz performances and special keeper talks.

Venue: Melbourne Zoo

When: January - March 2009



Aspendale Gardens

Shop 13 Aspendale Gardens S/C
T: 9587 6211

Dandenong

4 Langhorne Street
T: 9794 8811

Keysborough

4/320 Cheltenham Road
T: 9701 8611

Mulgrave

Shop 21 Waverley Gardens S/C
T: 9548 3011

Springvale

287 Springvale Road
T: 9546 8211

NEW MCDONALD REAL ESTATE OFFICE OPENS IN ASPENDALE GARDENS



JOHN & LE HOA WYSHAM
Managing Directors

2009 sees the opening of the McDonald Real Estate Group's 5th office.

Located midway between our Keysborough office and the beach, the new office is at Aspendale Gardens and enjoys a superb location within the

Aspendale Gardens Shopping Centre in Narelle Drive.

The office will be headed up with 2 of our group's most successful members; director John Wysham and top sales negotiator Michael Choi.

John is the joint owner of the McDonald Group and Michael is the group's top sales performer for the last 3 consecutive years.

Together with Directors Le Hoa Wysham and Mark Richardson, this team will bring a new level of professionalism and service to the residents of Aspendale Gardens, Chelsea Heights and Edithvale.

Additionally, being the only agency with offices in feeder suburbs Springvale, Keysborough and Aspendale Gardens, the residents of the new Waterways

suburb will for the first time be serviced by a truly local and well-resourced real estate network.

We invite you to visit our contemporary, new offices at shop 13, Aspendale Gardens Shopping Centre, or call us on 9587 6211.



Our painter Vince getting the new office ready for business

PROFILE ON ASPENDALE GARDENS

Aspendale Gardens is a relatively young suburb located 27 kilometres or 16.6 miles from Melbourne's CBD.

The population is similarly youthful, with the average age being just 37 years, and is represented by a strong mix of both professional and trade occupations.

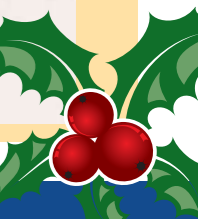
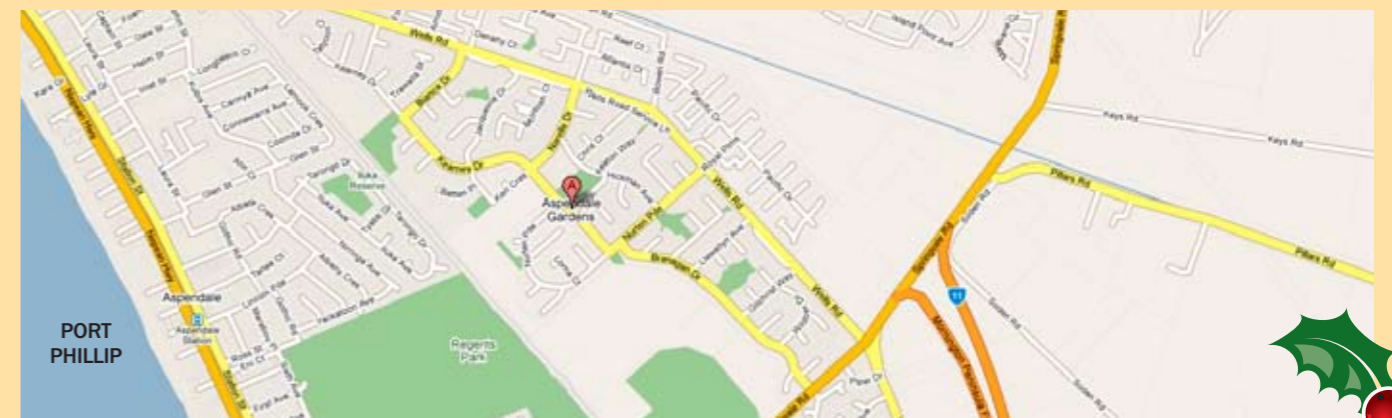
Its surrounding suburbs include Keysborough, Waterways, Edithvale, Chelsea Heights and Mordialloc, some of

which share the same postcode. Total of population in this entire postcode in year 2006 was 31,200.

According to the most recent census, most Aspendale Gardens residents were born in Australia, and their immediate ancestors were mostly Australian-born also.

There is a highly regarded primary school which was opened in 2002, and is directly opposite the shopping centre.

Parklands, wetlands and native flora and bird sanctuaries abound both within and nearby this suburb, and families wanting to give their children a sound appreciation of ecosystems and environmental issues favour the opportunities that living in Aspendale Gardens provides.





McDonald REAL ESTATE

mcdonaldre.com.au

MCDONALD WELCOMES FIRST HOME BUYERS BOOST

The McDonald Real Estate Group has welcomed the boost to first home buyers by the Federal Government, which has been introduced to increase the level of financial assistance provided to first home buyers.

The combination of Federal and State assistance means that first home buyers purchasing an established home in Victoria will be entitled to \$17,000, and those buying a newly constructed home will be entitled to \$26,000, increasing to \$29,000 in regional Victoria.

The increase in the first home buyers' grant means that if a first home buyer purchases an established property for \$410,000, the corresponding stamp duty of \$16,870 would be more than offset by the combination of the Federal and State assistance.

The First Home Buyer Boost delivered by the Federal Government is a catalyst for stimulating the property market and the building industry. The economic ripple effect of this stimulus package has the potential to be felt throughout the wider economy, as it will provide a demand for services across the entire property industry.

The assistance package also has the potential to ease the tight rental market by helping renters become home owners. Over the medium term this will play an important role in helping to ease the strain on the residential rental market.

While McDonald Real Estate welcomes the increased level of assistance that now offered to first home buyers, we would also like to see consideration given to providing relief to the remaining 80 per cent of the home buying public.



KEYSBOROUGH TOPS MELBOURNE'S GROWTH SUBURBS!



Two suburbs in the Melbourne's outer east, Keysborough and Narre Warren, top the list of growth suburbs for the 2008 September quarter.

Of these, the highest was Keysborough!

The median in Keysborough increased by 13.4 per cent – from \$353,250 to \$400,500 – and in Narre Warren the median increased by 13.1 per cent, from \$291,000 to \$329,250.

The REIV median prices for the September quarter show that Melbourne's median has experienced an overall decline of 3.3 per cent.

Not surprisingly then, of all Melbourne's suburbs, only 20 showed growth for the quarter: and only five of those had a median price in excess of the September median, \$435,000.



This is a result of the increased demand for affordably priced properties – and this demand is driven by three factors: Melbourne's strong population growth; an undersupply of newly constructed properties and a further tightening in the rental market.

The other three suburbs to record double-digit growth in the September quarter were Lalor, Ascot Vale and Coburg.

Other suburbs in the top 10 were Frankston South, Preston, Mount Eliza, Diamond Creek and Bundoora.

REIV analysis of the market over the last 12 months reveals a trend that has seen a number of suburbs continuing to experience strong growth

Considering Selling? Get a Sizzling Summer Sale!

Summer in the City (of Greater Dandenong and surrounds) is always a busy time for Real Estate.

Lots of people have time off work and seriously look to buy. This means sellers often get strong competition for their properties and thus higher than expected prices.

So, if you're thinking of selling, our professional sales team at McDonald Real Estate can help.

Call us now for a free, accurate market appraisal of your asset. You may be pleasantly surprised! Call

Le Hoa Wysham: 0418 566 133 John Wysham: 0418 322 618

Mark Richardson: 0408 399 166 Michael Choi: 0431 063 855

If you are receiving this newsletter by direct mail or email and no longer wish to receive it, please notify us accordingly via the same medium.

McDonald REAL ESTATE

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INVESTING IN RESIDENTIAL PROPERTY



Rental vacancies remain at their lowest point since 1998.

In many respects the property market has delivered greater growth than the share market during the last decade. However before investing in the property market it is essential to understand some basic market fundamentals.

The residential property market is cyclical and it is important for investors to understand this before choosing to invest in property. After six years of strong growth there has been a change in market conditions this year with capital growth slowing but rental yields strengthening.

Once you purchase an investment property that best suits your investment objective, it is important to have your asset well managed.

A McDonald Real Estate Property Manager will be able to effectively and efficiently manage your property by finding a suitable tenant and ensuring property inspections are conducted thoroughly and regularly.

Being one of the districts largest property management agencies, McDonald also has access to comprehensive current rental data to ensure your investment property keeps pace with market levels.

You also need to be aware that there are maintenance costs that accompany the owning of investment property.

Obtaining an adequate level of insurance is also an essential part of being a property investor. Insurance is important, not just for the building but also for public liability and landlord protection.

As a property investor, it is important to find the right tenant. That is where high quality tenant backgrounding checks and tough selection procedures are vital.

A chat with one of McDonald's Property Manager will open your eyes about just how professional our services are and how seriously we take managing your valuable assets.

TECHNOLOGY UPDATE: WHAT'S NEW AT MCDONALD REAL ESTATE?

Having a firm strategy of finding and implementing the best and most up-to-date technology to assist delivery to our clients of better and more economical service, we are pleased to share with you here the most recent innovations at McDonald Real Estate.

Business Broadband:

We have introduced the highest speed broadband internet connections available in Australia across all McDonald offices in November and December. The sheer size of files and graphics being sent and received meant we had to get serious about upgrading our networks. This will improve response time, reliability and enhance the sending and receiving of high resolution graphics.

Integrated Digital Telephony:

A massive upgrade through Telstra in November has seen all 5 McDonald offices install totally new digital telephone systems and lines enabling seamless connectivity to each other and to mobiles. We are in the business of effective communication, so our telephones should be the best available also. Now, they are.

Pocket PC's:

In December, all our Property Management departments received new pocket (also called "hand-held") personal computers to take with them on appointments and property inspections.

These hi-tech PC's are loaded with industry-specific software which fully integrates with our property management and accounting software back at the office.

These mobile, hand held PC's give our property managers access to all the information they need in the field, including property photos, condition reports, as well as scheduling appointments on site.

Synchronising with our servers to avoid double entry, the system gives our property managers more time for each landlord's property.

