



at home with >> Jack Sim, general manager, Ghost Tours

Do you live in a house or unit?

I live in an 85-year-old Queenslander in Sunnybank Hills, one of the oldest ones in the area.

Did you build or buy your property?

I bought my property and had it renovated.

Why did you choose the area where you live and this particular property?

I grew up on the southside of the river so the south always appealed to me.

When I moved here it was still farmland and semi rural.

I was looking for a house with character and being a Brisbane born person I wanted to live in an old style wooden house on stumps. I very much love the simpleness of a common Queenslander.

This house was very run down when I bought it. There was a lot of good things going for it but it needed to be loved so I did my best to protect its character without making it too modern. Like all old Queenslanders it moans and groans and has floorboards that creak.

Who do you share your home with?

Myself and four chooks: Lucy, Lydia, Louise and Lucretia.



What is your favourite room and why?

My lounge room. Nearly everything in my house dates to pre-second world war because I've decorated it with items from the 1930s.

I've got a Genoa Lounge suite, a style that was really popular from the 1930-50s, a radiogram and a lot of other nice furniture from the '20s and '30s.

What do you like to do at home at the end of the working day?

I'm very lucky in that my working day never ends as I work, live and breathe my hobby.

When I get home I love to take off the hat and the coat and not have to be in the public eye. It's nice to just sit quietly with a friend and have a talk.

Do you have any hobbies that you practise from home?

I collect poison bottles, antique funeral items and horror comics. eBay can be a really good place to find those things but I also get a lot of objects from private people who ring me up. There is not a lot of monetary value in them but they are just interesting.

Do you work from home?

Yes, from a creepy old shed

in the backyard, it's about 15 metres long and 7.5m wide. It contains my beloved hearse, replica morgue and collection of creepy junk.

Do you have any plans to renovate your home?

What I'd really like to do is build an original 1930s bathroom, with corrugated iron. I would also like to lift my house a little higher and build in underneath. The house has had an extension on the back and I'd like to lose that extension and return it to how it originally was.



bucks and mortar >>

Brisbane residential auction results

May 15-21, 2008:

Most expensive property

Sold prior to auction for \$1,900,000: 21 Garfield Dr, Paddington. Four bedroom house. Sold by Place Estate Agents.

Cheapest property

Sold prior to auction for \$335,000: 14 Clifford Ct, Goodna. Three bedroom house. Sold by Ray White Goodna.



21 Garfield Dr, Paddington
Sold at auction for \$1,900,000



Clearance rates and median prices Brisbane residential auction results May 15-24, 2008:

Number listed for auction	69
Number unreported to date	17
Number auctioned	49
Number sold	15
Number sold after auction	1
Number withdrawn	3
Withdrawal rate	6%
Clearance rate	31%
Adjusted clearance rate(tm)*	29%
Auction median price	\$675,500
Total \$ value sold	\$8,980,000

* Includes properties withdrawn prior to auction
"snr" = statistically not reliable

Source: www.homepriceguide.com.au
1800 817 616

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market talk >> Judi O'Dea, Space Property Agents

Late last year, I reported on the buoyancy of the Paddington housing market commenting on the shortage of stock, especially in the high end, contemporary sector.

The arrival of the last two interest rate hikes though, has seen the market change in interesting, but unexpected ways.

Surprisingly perhaps, considering the large sums of money involved, those higher end contemporary homes are selling well and are still gaining in price as shown by the spirited bidding in recent auctions.

The difference is in buyer attitude. Buyers obviously read the newspapers and

understand the tighter conditions, even though they are still bidding in a competitive and rising market.

Accordingly, they have become more discerning and expect maximum value for their dollar, so everything about the properties is examined with a fine tooth comb and the slightest hint of a flaw will see the ex-buyer skittering down the path, never to be seen again.

Now, buyers expect the best of everything, therefore quality fixtures and fittings are essential and the finish must be absolutely perfect. And then there's what I term the "Paddington factor",

where, unlike other inner-city suburbs, the house must cater for families – meaning a mandatory pool, a small backyard, preferably with some grass and "separation of living" whereby parents can have those valuable moments of privacy, in their own space.

My advice to both buyers and sellers is that the market is still vibrant. There is a shortage of top quality stock, therefore sellers must be realistic about the true value of their property. Remember too, that people want to live in Paddington because it has lots to offer, and that has to be good.



Inquiries about Property Insight should be directed to Andrea Lunt at lunta@qnp.newsltd.com.au

WORD on the street >>

What would be your first thoughts if your house was to be resumed?



MICHAEL
Photographer
AGE 40 – Chelmer

I would be extremely upset and there would be a lot of questions asked.



CYRUS
Graphic Designer
AGE 31 – Bracken Ridge

Crap. How did this happen and why? I always thought that if you had purchased your home, no one could take it off you.



MICHAEL
Business Owner
AGE 28 – Brisbane City

If it has to be resumed as long as they gave you the right money it would be ok. But I don't own my own house, it might be different if I did.

repayments calculator >>

mortgage	interest rate							
	7.75%	8.00%	8.25%	8.50%	8.75%	9.00%	9.25%	9.50%
\$75,000	\$566	\$579	\$591	\$604	\$617	\$629	\$642	\$655
\$100,000	\$755	\$772	\$788	\$805	\$822	\$839	\$856	\$874
\$150,000	\$1,133	\$1,158	\$1,183	\$1,208	\$1,233	\$1,259	\$1,285	\$1,311
\$200,000	\$1,511	\$1,544	\$1,577	\$1,610	\$1,644	\$1,678	\$1,713	\$1,747
\$250,000	\$1,888	\$1,930	\$1,971	\$2,013	\$2,055	\$2,098	\$2,141	\$2,184
\$300,000	\$2,266	\$2,315	\$2,365	\$2,416	\$2,466	\$2,518	\$2,569	\$2,621
\$350,000	\$2,644	\$2,701	\$2,760	\$2,818	\$2,877	\$2,937	\$2,997	\$3,058
\$400,000	\$3,021	\$3,087	\$3,154	\$3,221	\$3,289	\$3,357	\$3,426	\$3,495
\$450,000	\$3,399	\$3,473	\$3,549	\$3,623	\$3,699	\$3,776	\$3,854	\$3,932

Source: realestate.com.au. Repayments based on 25 year loan with monthly repayments.

These tables should be used as a guide only. Consult your financial advisor to discuss your personal needs. The Courier-Mail accepts no responsibility for any errors or omissions.

stamp duty calculator >>

Old Stamp duty on owner occupier property. Excludes mortgage registration fee, transfer free and stamp duty on loan.

House Purchase	stamp duty
\$300,000	\$3,000
\$400,000	\$6,500
\$500,000	\$10,000
\$600,000	\$13,750
\$700,000	\$17,500
\$800,000	\$21,250
\$900,000	\$25,000
\$1,000,000	\$28,750

Source: realestate.com.au. First home buyers may be eligible for concessions.
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