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A WORD FROM RUDY



Rudy Yonson - "Ideal time to buy property"

Hello Everyone.
Welcome to our first newsletter for 2009. It has been a challenging & interesting start to the new year with the current global financial situation. Unfortunately many of us would know of friends or family who may have lost their jobs recently. On a more positive note, interest rates are the lowest they have been for many, many years, plus with the increased first home

grants available it really is a fantastic time to buy property. Also with the current market it is an ideal time to up-grade as well.

In the last couple of months we have enjoyed a strong sales period driven by the real urgency with the first home buyers wanting to take advantage of the increased grants with the proposed deadline of 30th June 2009 for these grants to cease.

If you haven't heard, our loyal Sales Consultant, Bill Davis, has hung up the boots and retired after 7 years of fantastic service to our agency. I would like to personally thank Bill for helping make our agency what it is today and wish Bill & Heather all the best with his retirement. No doubt plenty of golf is on the agenda.

Finally, isn't it great that footy has started again. Hope your team has a good year.

Yours in Real Estate

VICTORIAN BUSH FIRE APPEAL 2009

Albury Safeway raised \$1,612.65 for the Australian Red Cross to help with the Victorian Bush Fire Appeal 2009. Organiser, Cindy Salske, asked Albury Businesses to donate to get 10 of the male Safeway staff to get their legs waxed. Ouch!! It was funny to watch these hairy legged men grimace in pain as the thick black hair got ripped from their legs.

Rudy Yonson Real Estate and staff donated to get Warren LaFontaine's legs waxed.

Thanks and well done to Cindy, Warren and all of the people who took part.



Make a donation on line at: www.redcross.org.au

NATIONAL ARCHITECTURE AWARDS



Photographer: John Gollings

Albury's new Library Museum has been awarded the "National Award for Public Architecture." More than 700 projects contended for the awards hosted annually by the Australian Institute of Architects, of these, 22 projects received awards and a further nine received commendations.

Located in the centre of Albury on the corner of Kiewa and Swift Streets this magnificent building certainly stands out.

WORD FIND

C	Y	O	N	S	O	N	F	B	A
O	D	L	A	N	D	A	O	C	H
N	R	O	O	F	E	F	R	G	O
T	H	B	R	I	C	K	S	I	M
R	E	A	L	E	S	T	A	T	E
A	J	G	S	O	L	D	L	O	P
C	Q	E	H	O	U	S	E	S	N
T	U	N	I	T	P	O	P	E	N
K	I	T	C	H	E	N	Q	R	S
N	E	W	S	L	E	T	T	E	R

Hey kids, here's another chance to win a ticket to the movies.

There are 16 words in the column to the left and only 15 words to find in the word grid above
(Letters can be used more than once)

Write the missing word in the space below and post or drop into:

885 Mate Street, North Albury NSW 2640

Or email the missing word with your name and address to: enquiries@rudyyonson.com.au

NAME:.....

ADDRESS:.....

MISSING WORD:.....

- AGENT
- BRICKS
- CONTRACT
- FOR SALE
- HOME
- HOUSES
- KITCHEN
- LAND
- NEWSLETTER
- OPEN
- REAL ESTATE
- ROOF
- RUDY
- SOLD
- UNIT
- YONSON

FREE APPRAISALS

Whether you are thinking of moving or if you are just after an up-to-date opinion on the likely selling price of your property in today's market please give us a call on:

6040 6818

And take advantage of our
**FREE, NO OBLIGATION,
Market Appraisal.**

We will cover all the questions you have such as costs involved, advertising, method of sale, and all the relevant information you need to be fully informed.

With First Home Buyers given plenty of incentives and low interest rates

Now is a great time

Please Note: You are under no obligation and it is cost free.

Each appraisal will take approximately
30 minutes

STAFF NEWS

BILL DAVIS RETIREMENT



After 7 years employment with Rudy Yonson Real Estate, sales representative, Bill Davis, has announced his retirement. All of us wish him all the very best

PUBLIC HOLIDAYS

Anzac Day

Saturday
25th April

Queen's Birthday

Monday
8th June

Bank Holiday

Monday
3rd August

Labour Day

Monday
5th October

Christmas Day

Friday
25th December

Boxing Day

Saturday
26th December

STAFF TRAINING

At Rudy Yonson Real Estate, we are committed to on going staff training to ensure our employees can meet all challenges, are motivated, and are up to date on all real estate issues.

Last month Michael Buchanan attended

"The Complete Salesperson Course" with The Real Estate Academy.

This was a 2 day course held in Sydney

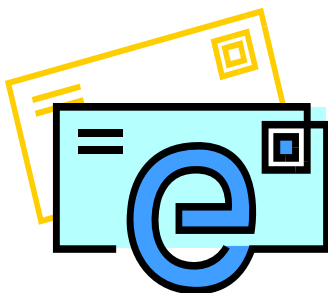
Bill Davis also attended a course last month run by The Real Estate Academy called "The Super Coach Workshop".

This was a one day course in Melbourne.



WEEKLY UPDATE EMAILS

For years we had been sending out a "Weekly Emails Update" each week letting purchasers know about our new listings, open houses for the coming weekend, price changes and any other relevant information.



**"Weekly Email Update"
Register Now!!**

Unfortunately, late last year we encountered problems with sending out these bulk emails and they had to be stopped. We are happy to announce we have overcome our computer difficulties and we are ready to start sending them again.

This service informs you of our "New Listings" and "Open Houses" usually prior to our marketing in the Saturdays "Border Mail, Domain.

If you are interested in receiving these emails to keep up-to-date please email Pam Hailey at:

pam@rudyyonson.com.au

Please Note: You can unsubscribe at any time.

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We're on the web
www.rudyyonson.com.au

*"Experience a New Level
of Service"*



FIRST HOME BUYERS DON'T MISS THE DEADLINE!

If you are a first home buyer you may be eligible for additional support from the Australian Government through the First Home Owners Boost.

To be eligible for up to \$21,000, you must enter into a contract to purchase or construct a home between **14 October 2008 and 30 June 2009**.

If you are a first home buyer who purchases an existing home, you may receive an extra \$7,000, taking the total payment to \$14,000.

If you are a first home buyer who constructs or purchases a new home, you may receive an extra \$14,000, taking the total payment to \$21,000.

The boost is not means tested and can be used to buy a property of any value.

To be eligible for the Boost, you must enter into a contract to purchase or construct a home between **14 October 2008 and 30 June 2009, and:**

- Be at least 18 Years of age
- Be an Australian citizen or permanent resident
- Not have previously received the First Home Owners Scheme Grant, or have a spouse (or de facto) who has previously received the grant
- Generally not have previously owned and lived in a home, or have a spouse (or de facto) who has previously owned and lived in a home in Australia and
- Live in the home for a continuous period of at least 6 months, commencing within 12 months after completion or settlement.
- For more information about the First Home Owners boost, call 1800 222 282 for an information booklet or visit the website: www.australia.gov.au/boost

FIRST HOME OWNERS IN NSW PLEASE NOTE :

The State Government of NSW have included an **added** bonus to those building or buying a **new home** of \$3,000.00 bringing the amount you could receive up to \$24,000.00

DID YOU EVER WONDER??

- * Can you cry under water?
- * If money doesn't grow on trees then why do banks have branches?
- * What did cured ham actually have?
- * How is it that we put man on the moon before we figured out it would be a good idea to put wheels on luggage?
- * Why is it that people say they "slept like a baby" when babies wake up like every two hours?
- * If a deaf person has to go to court, is it still called a hearing?
- * If you drink Pepsi at work in the Coke factory, will they fire you?
- * Why do people pay to go up tall buildings and then put money in binoculars to look at things on the ground?
- * If a 000 operator has a heart attack, whom does he/she call?
- * Why is "bra" singular and "panties" plural?



THE TEAM AT RUDY YONSON REAL ESTATE



RUDY YONSON
PRINCIPAL



MICHAEL BUCHANAN
SALES PROFESSIONAL



JULIE YONSON
MARKETING/ACCOUNTS



PAM HAILEY
OFFICE MANAGER



BROOKE RICHARDS
RECEPTIONIST/SECRETARY