



Mortgage Brokers Australia

Dear Valued Client

With the fresh start of spring, Mortgage Brokers Australia has lots to offer you—

Markets are a great way to enjoy the outdoors so we have included details of highly recommended Brisbane markets.

MBA is now a proud sponsor of a child living in a third-world country through World Vision. Check out www.worldvision.com.au to also improve a child's life.

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RBA denies Australia's household debt woes

Australian household finances are in a good shape with assets growing faster than their debts according to a central bank official.

Ric Battelino, assistant governor of financial markets with the Reserve Bank of Australia said that while popular depiction suggests that Australian households are struggling with mounting debt problems, there are grounds for believing this is not the case.

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"While debt levels amounted to around 150% of Australia's annual disposable income, their financial assets grew to more than 300%. As a result, even though household debt has increased, the net financial position of households has improved noticeably," he said.

"In saying this, I don't want to give the impression that the rate of increase in debt doesn't really matter. Clearly it does, as a households can become over-exuberant in their use of debt," said Battelino. "Rather, the point I am making is that in judging the health of household finances, we should not look at trends in debt in isolation - we need to look at the overall financial position of households."

MBA comment

To truly judge your financial position and make the best decisions for your future look at your Net Worth (total assets less total loans) not just the size of your loans.

Jamie's Cranberry Spinach Salad

Submitted by: Jamie Hensley

"Everyone I have made this for RAVES about it! It's different and so easy to make!"

INGREDIENTS:

- 1 tablespoon butter
- 3/4 cup almonds, blanched and slivered
- 1 pound spinach, rinsed and torn into bite-size pieces
- 1 cup dried cranberries
- 2 tablespoons toasted sesame seeds
- 1 tablespoon poppy seeds
- 1/2 cup white sugar
- 2 teaspoons minced onion
- 1/4 teaspoon paprika
- 1/4 cup white wine vinegar
- 1/4 cup cider vinegar
- 1/2 cup vegetable oil

DIRECTIONS:

1. In a medium saucepan, melt butter over medium heat. Cook and stir almonds in butter until lightly toasted. Remove from heat, and let cool.
2. In a large bowl, combine the spinach with the toasted almonds and cranberries.
3. In a medium bowl, whisk together the sesame seeds, poppy seeds, sugar, onion, paprika, white wine vinegar, cider vinegar, and vegetable oil. Toss with spinach just before serving.



Wealth Creation tools

One of the most powerful wealth creation tools in Australia today is gearing. Simply if you borrow for any investment purpose (say to buy shares or an investment property) then the interest on the loan is tax deductible. This means that the rate you are paying is the rate the bank charges less your rate of tax you pay so if you pay 30% tax on your income then and the rate on your loan is say 7.17% then 30%



of the interest is claimed back for the ATO. This means you're really pay around 5% for the loan net of taxes. With many Australian shares paying a dividend (with tax paid on the dividend by the company which is called franked) of around 5% you effectively have the loan being paid by the dividend. That means any growth in the share price is all yours. With 50% of capital gains also tax free if you keep the shares over 12 months it is easy to see why this is a very popular and profitable way to create wealth. Please call me directly if you would like to talk about this type of loan and I can arrange a free meeting to see if it would suit your situation.



MBA services



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- Refinancing
- Debt Consolidation
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- No Deposit Loans
- Reverse Mortgages

Rate hike fears cast little shadow on stronger house prices

NEWS CORP

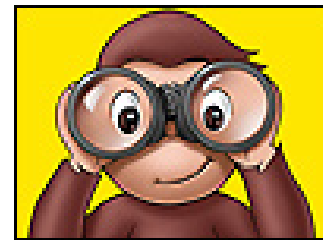
House prices across Australia climbed 3.1% in the second quarter, the highest quarterly rise since late 2003 according to the latest data from the Australian Bureau of Statistics.

All capital cities notched up healthy gains with Perth leading the charge jumping 11.9%. Darwin went up 3.6% while Sydney saw a subdued growth of 1.4%. Over the last 12 months, house prices

across the country grew an average of 6.4%.

"The overall picture is one of the recovering house prices and the market does not appear as weak as some may have feared"

Free movie tickets



Go to the movies on us. That's what clients who refer a new customer to MBA are doing.

As a thank you from us, existing clients who refer new loans to MBA will receive a gift of movie tickets. Simply recommend us to your friends and colleagues, and ask them to mention your name.

If anyone has missed out on tickets please call me directly and I will send them directly.

Housekeeping

Have you given our office your e-mail address? If not please send it to:

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