

## PRESTIGE LOANS

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# PRESTIGE LOANS

## Financial Solutions

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### SPECIAL POINTS OF INTEREST:

- FACEBOOK.... We feel that we need to keep in touch even more closely with our past, present and future clients, so we have established a dedicated Prestige Loans page on Facebook, so why not join up today.

- The First Home Buyer Boost has reduced by 50%. This means for established properties it has reduced to \$10500 and for brand new homes to \$14000. This is provided that you have a contract in place by the 30th December 2009, otherwise it will reduce to \$7000 for both from January 1 2010.

- Approval times for all Lenders are still very slow. When you place your offer on your next property, please make sure you to talk to your Home Loan Planning Consultant about the most appropriate dates that you should note on the offer.

- It is becoming increasingly difficult for First Home Buyers to obtain finance. There are few options left when a small or no deposit has been saved, so talk to us today about what best suits your situation.



## 1500 Mortgage Brokers axed !!!

But not us !!!

One thousand five hundred brokers who did not successfully complete the Certificate IV in Financial Services (Finance and Mortgage Broking) by 1 July have had their memberships cancelled. MFAA CEO Phil Naylor said despite members being given "several reminders", 1,500 had failed to satisfy the MFAA that they attained the qualification. The requirement for all members to obtain Certificate IV was set in 2007 and was extended to all MFAA board members at last year's national conference.

Naylor said the MFAA made no apology for "setting the bar high when it comes to professional standards. The MFAA wishes to raise, and recognise the level of professionalism among its members, who provide valuable advice and services to their clients," Naylor said.

"The Board wanted to ensure all MFAA members held the basic foundational qualification for mortgage and finance broking," he added. Naylor added that MFAA planned to introduce a minimum Diploma qualification in the next few years.

This will assist our industry in maintaining the required standards and a Professional Manner, reducing the number of Mortgage Brokers that do not possess what is required. These Mortgage Brokers can no longer submit applications to a clients chosen Lender....all Prestige Loans Home Loan Planning Consultants have retained their Accreditation due to ongoing training, and keeping up to date with industry standards.

Phil Naylor also stated "Professional Brokers want to belong to a body which has these standards and is moving to higher standards over time".

In 2010 the remaining Mortgage Brokers will need to apply for an Australian Credit License, and will come under Australian Securities and Investment Commission control. It is expected that more Mortgage Brokers will not be able to comply with the required standard.

All Prestige Loans Home Loan Planning Consultants are ready for the proposed changes and are excited about ensuring that this industry maintains its professional standard.

## Josh is Back !!!

After two years of service to the West Australian Police Service Josh has returned to the World of Finance. Josh's knowledge is right back up there....it is like he has never been gone. Josh looks forward to talking with his past clients, and new clients in the near future.



# Would you like financial freedom ?

## What I can assist you with:

- Building your financial WISDOM - TERMINATING your mortgage
- Protecting your CASH FLOW - Building your good INVESTMENTS
- Achieving your financial INDEPENDENCE - Delivering you PIECE OF MIND

## Lets Focus on what you can control !!

So how do you own your home earlier ??  
Retire financially free ??  
Do it all without wrecking today's lifestyle ??

What if the opportunity to change is right in front of us....and it came from just focusing on proven strategies to transform your future ??

### Objectives:

- ◆ To payoff Non Tax Deductible Debts (Home Loans, Personal Loans and Credit Cards) quickly.
- ◆ Maintain your current lifestyle while reducing your "bad" debts.
- ◆ Optimise your financial accounts, making them more efficient, thereby enabling you to gain wealth faster.
- ◆ Protect yourself and your assets if something was to happen to your income producing ability.

Its called the "LIFT-Lite" program

**Call Brett Christie Dip FS(FP) today on 0417 977 971**

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## PRESTIGE Preferred Partners

Highly recommended by PRESTIGE LOANS, our partners can make the buying, selling and maintaining of your home.....super easy



Phillipa and Stephen from Inncity settlements provide an outstanding conveyancing service.

PRESTIGE LOANS has had the pleasure of dealing with Inncity settlement for many years, and can thoroughly recommend them for the ultimate in property settlement services.

Please contact them today on 9371 2500.

PRESTIGE LOANS receives NO commission from any of our PRESTIGE Preferred Partners. We provide their details as they have proven experts in their field and are extremely reliable people to work with.

## Challenge

**Pest & Weed Control & Hygiene Services**  
Public Health Department License No. 401

The Family home is the single most significant investment many people make, so it makes sense to spend some time choosing the correct pest control operator when your home becomes infested with pests. So for complete piece of mind for your next property purchase or to have your current home or investment property inspected and treated, you can count on Challenge Pest Control. Call Gary 9471 7806 or 0422 926291



BHIS has 17 years in the Inspection Industry in WA with all our inspectors being either Registered Builders, Building Assessors or Engineers. PRESTIGE LOANS has been fortunate to have dealings with Peter and his Team at BHIS and we can recommend their service with confidence. Please call Peter and his Team on 9331 3031.



Lifestyle	- Maintain your current Lifestyle today
Independent	- Plan to be Independent
Financial	- Gain financial Freedom
Tomorrow	- Live independently free in retirement in the future

Research tells me & experience with my clients strongly shows that most people want to be mortgage free on their family home!

So how does the "LIFT-Lite" Program work ??

- ◆ Optimise Mortgage Accounts, Bank accounts and Credit Cards
- ◆ Shows you how to pay yourself automatically first
- ◆ Identifies Budget Surpluses
- ◆ Puts in place a buffer for emergencies
- ◆ Consolidates "Bad" debts (non tax deductible debts)
- ◆ Monitor and Review Regularly

Risk Review:

- ◆ I will review and analyse all your insurances to make certain they are appropriate for you
- ◆ Ensure that you have the appropriate cover to protect your family and assets
- ◆ Place all recommendations in plain English and obligation FREE

I will analyse your current strategies and personalise a plan to reduce debt and accelerate wealth creation.

Did you know that a 25 year P&I Home Loan can be paid off in:

- 25 Years if making minimum monthly payments
- 20 Years if halving the monthly payment and paying fortnightly
- 16 Years if effectively using an offset account
- 9 Years when combined with a cash flow and debt management strategy (LIFT program to be expanded on individually)

**That is a potential saving of 16 Years of Mortgage Repayments and Thousands of Dollars**

(the above is an example only and individual results will vary)

As a Wealth Today Advisor I will use proven strategies to reduce mortgage debt fast and create wealth outside the family home. I will guide you through the financial minefield to your safe and secure future.

Where to from here to transform your life:

- (\*) request a 90 minute obligation free meeting to determine if the LIFT program is right for you.
- (\*) Make the decision to get your personal plan designed.
- (\*) Begin the transformation of your future.

## If you Fail to Plan, you Plan to Fail

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WealthSure does not authorise Brett Christie to advise on mortgage products as these products fall outside the scope of our license.



# Are we on the road to recovery ???

THE outlook for Australia's economy is positive with continuing strong growth from Asia expected to boost demand for domestic resources and promote investment in the commodities sector, the central bank says. However, the central bank also warns that Australia's business cycle will be more closely linked than ever before to Asia and the nation must ensure it remains flexible to respond quickly in terms of labour and capital. Reserve Bank assistant governor of economics, Philip Lowe, said Australia's medium term good prospects are good, thanks to its links to Asia. "As we look beyond the challenges of the global recession, if one is optimistic about the medium-term prospects for growth in Asia, then there are reasonable grounds to be optimistic about medium-term prospects for the Australian economy,"

Dr Lowe said in a speech to the Citigroup Australian Investment Conference in Sydney. "While there is still much uncertainty about how the world economy will evolve over coming years, Australia finds itself in a better position than most of the other advanced economies. "This reflects not only our record of sound macroeconomic management and structural reforms, but also our considerable endowment of natural resources."

"We need to ensure that our economy remains flexible so that labour and capital can move to where they are most useful," he said. "But as we make use of our comparative advantage, we also need to manage the risks that can come from increased exposure to movements in commodity prices and the relatively large cyclical fluctuations of some of the Asian economies. "We need to keep the focus on removing impediments to capacity expansion so that the economy can grow with causing inflation."

Investment had been a strong area of growth in the economy, with private sector business investment the equivalent of 17 per cent of gross domestic product (GDP) over the past year, which was a record, Dr Lowe said.

"Not surprisingly, given the demand for commodities, this strength of investment is most notable in the resources sector," he said. "According to estimates based on ABS data, mining investment was the equivalent of almost 5 per cent of GDP over the past year, a record by a large margin. "While we had booms in the mining sector in the late 1960s and the early 1980s, these look relatively small compared with the current one," he said.

Dr Lowe said Australian and international firms have been prepared to invest substantially in the nation's resources and that trend would continue. "It is plausible that very high levels of investment in the resources sector will continue for some years yet," he said. "In particular, the outlook for LNG (Liquid Natural Gas) appears to be very positive, with a number of very large projects either underway or on the drawing board."

## Principal Partner Equestrian Western Australia



## The Team



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