

## Frugal living to warm up your winter

Winter is officially here and with World Environment Day just passed, it's a great time to look at your home and see how you can reduce your footprint on the Earth.

Thanks to ongoing technology innovation and the growth of the green movement, there are now easier ways to be good to the environment and save you costs along the way. Get started with our top tips on creating a sustainable and environmentally conscious space at home this winter.

### Recycling food

Australians waste over five million tonnes of food each year<sup>1</sup>, affecting the economy at a rate of \$20 billion annually in waste disposal costs and lost product. This is happening whilst charities are turning away more than 600,000 people seeking food relief per month<sup>2</sup>. Why not stop the cycle in your home by composting or recycling your excess food? Alternatively, recycle your excess food by donating it to charities, like *OzHarvest*, *Foodbank* or *SecondBite* – just to name a few. There are now even food-sharing apps, such as *Olio*, or Facebook neighbourhood groups, that can help you give-away or swap your surplus groceries.

### Switch to LED

LED is the way of the future, and lucky for us, it's here now and ready to go.

Switching all your old lightbulbs with LED bulbs will save you significantly on your power bills. As an added benefit for residents of New South Wales, you can now take advantage of the state government's lighting upgrade offer, which will give you discounts on installation fees and LED bulbs.



### Get smart on your power outlets

Turning off your electricity at the source is an age-old piece of wisdom. Sometimes this is easier said than done, however there are now a range of solutions available to help you switch off, no matter what your budget and even when you're not at home. Smart plugs can help give you visibility over what's plugged in and what's eating into your electricity bill. Many of these will even allow you to connect to your plugs remotely via an app or computer so you can switch off at the source and leave your worries behind.

### Some like it hot

Heating is one of the biggest contributors to household energy use. By making some small changes this winter, you can reduce your energy usage before you get stuck with a huge bill. Make use of natural heat by leaving shutters and curtains open during the day and closing them at night to keep the warmth in. Properly sealing your windows, using draught stoppers on your doors and closing doors to rooms you're not using, will also help keep the warmth in.

### Get help with your big ticket eco purchases

If you're thinking of taking the next step in creating an eco-home, solar panels and rainwater tanks are the perfect long-term investments. Unlike the smaller scale solutions, these big-ticket items can be hard on the hip pocket. Why not use one of our flexible lending solutions or great savings accounts to help you put away over the winter months, so you can reach your eco-friendly goals sooner!

Whatever way you choose to be greener this winter, always keep in mind: 'reduce, reuse, recycle', and we guarantee you'll be making a difference in no time.

<sup>1</sup>National Food Waste Strategy: Halving Australia's food waste by 2030.

<sup>2</sup>Roundtable on food waste marks the beginning of halving Australia's food waste by 2030.



**Senior Leadership Team (left to right):**  
Debra Landgrebe, Ritu Sinha, Lexi Airey,  
Gerald Nicholls and Peter Buzek.

## A message from the CEO

Hello again and thank you for reading this winter edition of *gatepost*.

In my first few months as CEO I have been looking back at why Gateway, or the Commonwealth Bank Officers Association as it began, was originally created. Like many others in the credit union movement, Gateway began as a co-operative with a simple idea of co-workers helping each other by pooling their savings and funding loans.

Gateway's operating principles were to encourage thrift and self-help, principles which are as relevant today as they were in 1955, when Gateway consisted of just one employee and a briefcase. Thrift not only suggests savvy financial decisions, but it also means using our resources as economically and thoughtfully as possible for the sustainability of the planet.

The values of reduce, recycle, reuse and upcycle are everywhere. As a society we are constantly reminded to make and mend, and with the added benefit of technology, apps are allowing us to not just minimise waste but build a community through repurposing that waste.

"Thrift" has become mainstream and is not only fashionable but an important part of our modern-day culture.

We would love to hear how you bring thrift into your everyday life, and how you encourage this in your family? Perhaps you did an interesting course

recently, made something exciting, received or gave great advice or simply repurposed something that was headed for the bin?

If you're interested in participating, please write in to [gatepost@gatewaybank.com.au](mailto:gatepost@gatewaybank.com.au) and explain in 50-words or less, how you live thrifty. We will be contacting three lucky Members who we will then profile to feature in *gatepost* and on our website. These three selected Members will receive a \$50 gift voucher as a thank you for their time.

I wanted to end by introducing some new Gateway team members, all of whom you will be able to meet at our AGM in November.

With my transition from Chief Customer Officer, I was replaced by Ritu Sinha. Ritu joined Gateway shortly after Debra Landgrebe, who became our Chief Financial Officer in January.

We also welcome Peter Buzek, who after eight years at Gateway was promoted to the newly created role of Chief Technology Officer in December, and Gerald Nicholls, who has been our Chief Risk Officer for the past three years.

Kind Regards,  
Lexi

For T&Cs, please visit  
[gatewaybank.com.au/how-i-live-thrifty](http://gatewaybank.com.au/how-i-live-thrifty)



# How to identify a good long-term investment in today's market

It's no secret that there are many different strategies to consider when looking to invest in the property market.

In this article we've identified three different strategies you can use to help you when making the all-important decision on where to invest.

## 1. Look at growth plans of the suburb in which you want to invest

When it comes to the location of your investment property, it's fundamental to look to the future. A good place to start is your State Government's Planning & Environment website. This can be a valuable resource that outlines how the state is planning for the future population's needs when it comes to housing, jobs and infrastructure.

It can give you an idea of which suburbs are going to get new schools, childcare centres, public transport, hospitals and major business parks. These can all be positive indicators that the suburb will experience an increase in rental demand.

## 2. Be prepared to ride the 'property-cycle' wave

Investing in property is best suited to those who are comfortable with long-term investments. The property market, like other asset classes, can be volatile and making profit will require patience.

Many seasoned investors employ the 'buy-and-hold' method with property. As the name suggests, this strategy works on the principle that the investor will hold on to the property despite short-term market volatilities, on the basis that over time the returns will pay off. By sticking it out for the long haul, you give your investment property time to accrue capital and the value of the asset will increase over time.

## 3. Make financial decisions with your head, not your heart

It's very easy for people to follow their heart when it comes to homebuying. However, the purpose of purchasing an investment property differs greatly to purchasing a family home.

When purchasing for investment, rational and considered thinking is necessary. Some key steps to take *before* you purchase, include:

- **Calculate your potential rental yield** – You need to understand the rental amount you can charge for your investment property. What kind of rental yield do you require to help cover any mortgage repayments? Gateway offers suburb reports to our Members that let you compare current rental averages. To get your free report, visit [gatewaybank.com.au/SuburbReport](http://gatewaybank.com.au/SuburbReport)
- **Work out ongoing expenses** – Don't just focus on upfront fees when purchasing, you need to consider ongoing costs such as Council fees, Strata rates (if you're purchasing an apartment) as well as ongoing maintenance costs for the property.
- **Get pre-approval before you start looking** – Before you get too ahead of yourself, make sure you know what you can afford. Pre-approval will give you an understanding of what you can borrow based on your current financial status.

If you're looking to get pre-approved for an investment property, contact Gateway Bank on **1300 302 474** (Monday – Friday, 8am – 6pm, AEST).

Pre-approval is free and valid for 90-days and gives you the confidence of knowing exactly what you can afford.

## 2019 Annual General Meeting of Members

The Board of Directors of Gateway Bank Ltd have resolved to hold the 2019 Annual General Meeting (AGM) of the Bank on Tuesday 19 November 2019, at The Grace Hotel, 77 York Street, Sydney, commencing at 5:30pm.

The Board would be pleased to welcome all Members to the Annual General Meeting.



# Have you seen our new kids resource centre?

We have now launched Dollaroo's Den, a digital resource centre filled with tips and tools to inspire our young Members to be financially savvy.

The resources feature our savings hero, Dollaroo, who you may be familiar with if your children or grandchildren have a Gateway Kids Account. Available to children under 16 years of age, the savings account is an easy way to develop life-long saving habits.

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Visit [gatewaybank.com.au/DollarooDen](https://gatewaybank.com.au/DollarooDen) for more information.

We would love to see your children in action, learning and creating with the Dollaroo resources! Post them on Twitter and tag us [@GatewayBankAU](https://twitter.com/GatewayBankAU).

## Are your contact details up-to-date?

Register your email with us today by calling [1300 302 474](tel:1300302474) in order for us to keep you informed of any rate changes that may affect your account.

## Meet the team - Nicole Manuel

**Position:** Loan Settlements Specialist, joined May 2018.

**What does good customer service mean to you:** For me, good customer service means you are a name not a "number". At Gateway, we get to know our Members well and always strive to be as helpful and friendly as possible.

**A fun fact about you:** I did my first Bungy Jump at 17 years of age in New Zealand!

**Favourite holiday destination:** Since travelling to Europe in 2017, my two new favourite holiday destinations are Portugal and France.

**Favourite hobby and sport:** I love watching movies, Reformer Pilates and the occasional beach volleyball game in summer.

## Spot your Member number to win \$50\*

If you find your own Gateway Member number printed in its entirety in this edition of *gatepost*, you are a winner. Call Alisha on [\(02\) 9307 4270](tel:0293074270) before 2 August 2019 and your Gateway account will be credited with \$50.

Note: Five different Member numbers have been randomly selected and printed in this edition of *gatepost*.

\* Eligibility is limited to current Gateway Members aged 16 years and over.