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PR AUSTRALIAN PROPERTIES



INVESTMENT EXPERTS



[Airlie Beach](#)

Bordered by natural rainforest, framed by the sparkling blue waters of the Whitsundays, Airlie Beach and the Whitsundays is an aquatic playground offering a kaleidoscope of water activities, flush with natural beauty and dotted with 74 sparkling islands.

Prices start from just
AUD\$ TBA

Welcome to our August 2008 Newsletter...

Hi All,

Well, here we are after another busy month, it would seem the ongoing saga of interest rate rises has stabilised for a while, with talk of a possible reduction in the near future. The Australian government seem to have slowed the economy down somewhat, but the contentious issue of the continuing high petrol prices is still causing concern amongst motorists.



As we said last month, the way we see it more interest rates will only make matters worse as it means people have to find more for their mortgage and now more rents for the people who rent and it won't help the cost of the items which are causing the problem in the first place.

We have just been to South Africa and the mood amongst people there is still one of concern about the future of their country. The falling rand is a concern and for many they fear that this currency trend could go the "zimbabwean way"

If you have any contacts who you feel would benefit from learning about Property Investment in Australia, don't forget that we pay very good referral fees on sale of property to anyone who does introduce us to clients.

A BIG THANK YOU TO LANCE AND FRANCELLE COMBER FOR ORGANISING SUCH A SMASHING 60TH BIRTHDAY LUNCH FOR ME

Don't forget, if you know of anyone that hasn't yet signed up for the newsletter, then simply use the links at the top of our newsletter to 'Send to a Friend'

Yours sincerely,
Jenese & Mike

Investors Get a Shock!!

**Where to buy residential property? -
240,000 new homes shortfall likely**



[The EDGE Apartments](#)

[Located in Parramatta,](#)

[NSW](#)

The Edge is a Boutique complex of 25 apartments 1, 2 and 3 bedroom (some with ensuites) all with secure carspaces (except units 2, 7 and 12) and lock-up storage areas.

Offering modern Polyurathene kitchen with cesarstone benchtops, unique bathrooms with vetrified tiles from floor to ceiling.

[Read More..](#)



[Sphere - Southport](#)

Sphere will inject new life into Southport with a total of 400 new apartments, townhouses and detached villas. The community will develop over 4 distinctly designed stages;

- The Village
- Sphere Central
- The Park
- The Residences

These properties will appeal to a broad range of buyers.

[Contact us](#) now for more information, or simply [visit our website](#) for more

Homebuyers and investors got a shock lately: they mightn't be able to source new homes in the near future because there won't be enough!

According to the News.com.au website, Australia will have 175,000 fewer homes than the million it needs over the next five years unless it rapidly expands new construction starts.

A story by staff writers on June 30 quotes the Housing Industry Association as saying the shortfall could even be 240,000 if more people choose to live alone.

With household sizes continuing to shrink, the chief executive of HIA policy, Chris Lamont reportedly said supply must increase 'rapidly' if demands are to be met.

Source: Glenn Moat, Devine
Date: 30th June 2008
Publication: News.com.au

[Read the Full Article here...](#)

NAB Hikes The Interest Rates to 9.61%



NATIONAL Australia Bank has lifted its standard variable mortgage rates by 15 basis points.

The bank's standard variable rate home loan will rise to 9.61 per cent from tomorrow.

NAB said the rate hike reflected "the sustained increases to long-term wholesale funding costs all banks had been experiencing".

NAB's announcement follows similar rate rises on Friday by Commonwealth Bank, which increased its standard mortgage by 14 basis points, and ANZ, which lifted its rate by 15 basis points.

[Read the full article here...](#)

Passing The Tests...

IT WAS only a few years ago that most students who dreamed of receiving their hard-earned degree on graduation day wouldn't look past one of the more-recognised, metropolitan universities.

But times and perceptions change. Regional universities, once the poor relations of the higher education system, are increasingly seen as a viable alternative for students seeking tertiary qualifications.

Years of increasing student numbers fuelled stiff competition between unis as they battled to increase their market share. Despite a slowing of growth over the past two years, experts say some regional unis are holding their own.

Source: Jessica Lawrence, Sunday Mail
Date: June 29, 2008

[Read the Full Article...](#)

Rates Steady, But Rents Rampant...

But the Reserve Bank was the surprise bearer of good news yesterday, suggesting interest rates may remain on hold in the coming months.

The number of new dwellings under construction fell in the first three months of the

details.

year, a Bureau of Statistics report released yesterday showed, in what has been a stagnant market for more than four years.

Economists said the drop would exacerbate the already high cost of renting - particularly in NSW and Sydney. But the Reserve Bank is unlikely to add to problems faced by borrowers and renters in the immediate future.

Source: Jacob Saulwick
Article from: Sydney Morning Herald
Date: June 18, 2008

[Read full report here...](#)

Poms Rush To Paradise

MIGRANT Peter Evans is at the forefront of a Pommie invasion.

The former Welshman, wife Sue and son Andrew, 22, recently traded in their chilly London home for the warmer climes of the Gold Coast.

They are part of a massive wave of British migrants who have decided to chase the great Aussie dream. Brits are now second only to Kiwis in the number of migrants choosing to make the Gold Coast home.

Source: Jenny Rogers, *Weekend Bulletin*, 14-15 June 2008

[Read Full Article...](#)

Message to Buyers - Get in Now!!

Fast action may be necessary for owner residents and investors wanting to buy residential properties.

The online website News.com.au on July 2 speculated Australia's housing shortage could be escalating. It quoted official figures showing the 6.5% decline in May building approvals more than overturned the previous month's 5.4% rise.

Australian Bureau of Statistics data was showing building approvals for the year to May were up just 0.2%, it said.

Source: Glenn Moat, Devine
Date: 30th June 2008
Publication: News.com.au

[Read full article...](#)

Tax Warning

It has come to my attention that the Australian Tax Department may be "trawling" council records to identify offshore buyers and then check to see if they have lodged **tax returns**.

As I constantly remind our investors, "IF YOU OWN A PROPERTY IN AUSTRALIA AND HAVE INCOME FROM IT YOU MUST APPLY FOR A TAX FILE NUMBER AND THEN LODGE AN ANNUAL TAX RETURN"

One of my clients told me he didn't bother as he didn't make any profit yet.

The law states if one earns income in Australia then they MUST lodge a tax return,

it doesn't state if one makes profit.....

[Read more....](#)

The Joke of the Month...

The Haircut...

A guy stuck his head into a barbershop and asked, "How long before I can get a haircut?"

The barber looked around the shop full of customers and said, "About 2 hours." The guy left.

A few days later, the same guy stuck his head in the door and asked, "How long before I can get a haircut?"

The barber looked around at the shop and said, "About 3 hours." The guy left.

A week later, the same guy stuck his head in the shop and asked, "How long before I can get a haircut?"

The barber looked around the shop and said, "About an hour and half." The guy left.

The barber turned to a friend and said, "Hey, Bill, do me a favor. Follow that guy and see where he goes. He keeps asking how long he has to wait for a haircut, but then he doesn't ever come back."

A little while later, Bill returned to the shop, laughing hysterically. The barber asked, "So where does that guy go when he leaves?"

Bill looked up, tears in his eyes and said, "Your house."

[Click Here](#) to check out our months Interesting Facts...

FAQ's: Search our database for frequently asked questions

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