

Having trouble reading this email? [View it in your browser.](#)

[Click Here to send to a friend](#)

PR AUSTRALIAN PROPERTIES



Latest Investment opportunities



[Kahula, Hawthorne St, Beeleigh, QLD](#)

\$272,000 - \$319,000
Rents \$340 per/week

The development is situated on the southern alignment of Hawthorne Street being the 2nd and 3rd allotments east of the Gray Street intersection.

The surrounding area is comprised of older style dwellings situated on comparable allotment sizes to that of the subject



BOAT OWNERSHIP

is growing at 6% compared to Population growth at 2%

See full details on these great investment opportunities [here](#)



[18 Kilbenny Street Kellyville Ridge, NSW](#)

Nestled amongst quality residences in the tranquil leafy and modern surroundings of Kellyville Ridge.

Designed with your changing needs in mind, this complex of 34 apartments is a unique opportunity for those seeking an elegant and spacious residence which is conveniently located just



"Interesting" is the word I would use to describe 2009. Challenging would be another word to use I guess. However looking back it all could have been much worse. The mortgage world has kept us all on our toes (see my article on that) and many people are sharing stories with me and they say this has never happened to them before. This is not only in Australia but world wide. The good news is that the Australian economy has escaped a real recession and with the increase in employment it has caused more confidence and people are not so concerned. The down side to that is the Reserve Bank has increased the interest rates 3 months in a row (something that has also never happened before) but they are still way lower than they have been for years.

We have seen more people make the move finally and now are reaping the benefits of having invested before the move. I feel sad for the ones we meet and they don't take advantage of the opportunity as I know they are going to regret it. I was talking to one young couple in November, explaining the facts about not having an Australian Credit rating before they relocate and how even getting a property to rent would be difficult. The lass said "you don't have to tell us, our parents have just moved to the Gold Coast and they can't get a place to rent, as soon as they get to the place advertised it has already gone or so many people there. The parents had also found out that without an Australian credit rating they had to pay cash for everything as they couldn't borrow. I understand that for most what we say is only words and it has no real meaning to them, but for the ones that pick up on the benefits, they are infinitely so much better off having invested before they relocate. For the people who have just wanted to diversify and have their funds in a politically safe and stable country they also will be happy with their outcome.

Once more let us take this opportunity to thank you all for your support and look forward to the coming year and what it will bring. Know that Mike, Bill and myself are here to assist you.

WE ARE ON THE MOVE!!!!

metres to the Express T-Way, M2 & M7 and Rouse Hill shopping shopping complex.



[Amirage at Lawnton](#)

Lawnton lies within the Pine Rivers District part of the Moreton Bay Regional Council north of Brisbane, Queensland - close enough for many residents to commute to Brisbane, far enough to enjoy semi-rural and coastal lifestyles and a wide range of landscapes and activities



[Flinders Village, Flinders View, Ipswich, QLD.](#)

THESE ARE EXCELLENT 1 BEDROOM UNITS

Only \$145,000 with rents of \$225 and paid from the tenants pension



[Parkview Estate, 2 Sangster Crescent, Pacific Pines](#)

Pacific Pines, the largest master planned community on the Gold Coast, This suburb offers a complete lifestyle with excellent facilities available.

Pacific Pines is only 5 minutes from the huge Westfield Shopping Centre and railway station at Helensvale and is a centrally and conveniently placed in the hub of the Gold Coast/Brisbane corridor.



[Regatta waterfront residences](#)

Are a unique residential project fronting Lake Orr and adjacent to a large park located at Varsity Lakes, the geographic heart of

Please will you all make a note of our new phone number from the 19th December : + 61 755 774 872



Fax number not been given to us yet but continue to use Bills fax No: + 71 755 768 643

Mobile Numbers

Jenese : + 61 418752 582

Mike : + 61 407597 877

Bill : + 61 411 595 972

Our email addresses will remain as info@prip.com.au and jenese60@gmail.com

DO NOT USE prinvest@optusnet.com.au this has been discontinued

Michael will still have his michaelmalone46@msn.com

Bill will continue to be bill@prip.com.au

LIFE THOUGHTS BY DUCKY



Marriage changes passion - Suddenly you're in bed with a relative.

I saw a woman wearing a sweat shirt with 'Guess' on it.

So I said 'Implants?' She hit me.

Now that food has replaced sex in my life, I can't even get into my own pants.

I signed up for an exercise class and was told to wear loose fitting clothing. If I HAD any loose fitting clothing, I wouldn't have signed up in the first place!

Don't argue with an idiot; people watching may not be able to tell the difference.

Wouldn't it be nice if whenever we messed up our life we could simply press 'Ctrl Alt Delete' and start all over? AMEN, AMEN !!

Brain cells come and brain cells go, but FAT cells live forever.

And remember: life is like a roll of toilet paper.... The closer it gets to the end, the faster it goes....

the Gold Coast.

Stunning contemporary architecture together with chic designer finishes combine to create an exciting development with expansive views over majestic Lake Orr.

Contact [Jenese](#) for more information

Gold Coast Property Prices Set to Climb...



GOLD Coast property prices could climb by up to 20 per cent over the next two years, before a mini-bust in 2011/12, according to a respected property forecaster.

Brisbane-based analyst Michael Matusik said now was the perfect time to buy in a local property market on the brink of a mini-boom, with prices expected to grow by 15 to 20 per cent over the next 18 to 24 months.

"With the lack of supply and lower interest rates I think that we will see a mini-boom being created, particularly in the lower half of the market," said Mr Matusik.

In contrast to many other forecasters who have predicted that prices still have some way to fall and despite gloomy predictions of growing unemployment, Mr Matusik has been relatively bullish about the residential market in larger population centres.

Source: Gold Coast Bulletin Online, Mike Bruce, April 6th, 2009

[MORE](#) ➔

Good News for Property Owners.



The Sydney market has just hit \$600,000 for median price range up on 2008. Sydney is the market that generally starts the cycles off again after a downturn.

That is then followed by Melbourne a year or so later, then just as Sydney is peaking the Brisbane/Gold Coast markets take their turn on the cycle ladder.

The difference this time is that the South East Queensland market has already started to uptrend and that is caused by the sheer population growth into this area with 52,000 people a year relocating here from other parts of Australia.

This puts a huge demand for property as they all have to live somewhere, however the supply is very limited with less new properties being built due to the economic downturn. Making this even more of a situation is the fact that developers are finding it harder to get finance for new projects.

[MORE](#) ➔

Gold Coast Designed to Lead the World - Cutting Edge of Development

Source: GCB 8th Oct 2009, Matthew Killoran

The Gold Coast is shaping up to be one of the top 20 cities in the world for cutting edge planning and development, according to a Griffith University power player.

The provost of Griffith's Gold Coast and Logan campuses, Professor Max Standage, spoke about the future development of the Gold Coast University Hospital and a knowledge precinct at the Southport Chamber of Commerce meeting yesterday.

I am always explaining to people that they must take each area in Australia in isolation as there are so many different aspects to each area. There are 6 states and 2 territories and what drives the market in each area varies hugely. There is no such thing as an Australian Property market and I endeavour to educate my investors on this aspect.

The education, council laws, building requirements, health, housing, policing and so on are according to the state law not the federal laws. It was refreshing to read this article from Tim Lawless, the Director of Property Research at RP Data. For new immigrants this is something that tends to come as something of a surprise to them that the states are not all uniform. In fact I have met so many people over the last 15 years that moved to Western Australia from South Africa or the UK and had never been to any other part of Australia. Then when they go east they are so amazed at the difference between WA and the other states. Many of them regretted settling in the first state they saw and not having take the time to check out the rest of the country,

Making a move is a big decision and it seems a pity that people dont investigate more than one area before they take that big step.

J

Seasons Greetings to you and yours. May 2010 bring all the good things.

Which regions have the most sales in your state?

Australia's municipalities are a diverse lot; they range in size from the Shire of East Pilbara which covers 372,000 square kilometres (an area larger than Victoria and about equal to the total land mass of Japan) to the Peppermint Grove Shire Council which covers just one square kilometre and is Australia's smallest council region. The size of the council has no real bearing on the size of the property market. East Pilbara, for example, despite being the largest administrative region in Australia, recorded just five house sales over the last 12 months.

Each council does, however, have very different property markets and policies regarding how property is governed. Rates and charges vary significantly from council to council, property investors are often treated differently to owner-occupiers and development rules are far from consistent between councils. For those considering purchasing in any area around Australia it is important to understand these nuances before making a decision.

[MORE](#) 

RESILIENT PROPERTY IN AUSTRALIA



Australian property values have demonstrated exceptional resilience to the global financial crisis with overall property values falling by only 3.8 per



cent from peak to trough in 2008. By comparison, US house prices fell by almost 24 per cent, the benchmark ASX All Ordinaries Index halved in value and Australian Listed Property Trusts (LPTs) declined by 55 per cent.

The key driver of the modest tapering in Australian house prices was the rise in mortgage rates from 8 per cent in July 2007 to a peak of 9.6 per cent in mid-2008, a trend which was rapidly reversed by the RBA. The average standard variable mortgage rate bottomed at 5.75 per cent and the RBA has recently embarked on an interest rate tightening cycle. This means variable mortgage rates will likely return to a 'neutral' setting of between 7.0 to 7.5 per cent by mid 2010 thanks to improving domestic economic conditions.

While at the macro level Australian property values have proven to be resilient, between each of the mainland capitals the performance of the market has ranged considerably.

All capital cities across Australia have recorded improvements in housing values.

Gold Coast Rides \$3.3 Billion Wave

Source: Matthew Killoran | September 16th, 2009



IT'S more than just the city's favourite sport ... surfing is big business on the Gold Coast, bringing in about \$3.3 billion to the local economy each year. The information comes from a Business Gold Coast and Gold Coast City Council report which for the first time examines the surfing industry's economic contribution to the city.

According to the report, surfing generates the huge amount both directly and through flow-on effects, placing it in the top three industries on the Coast, just behind construction and property services.

While many people take a sickie to enjoy it, surfing is responsible for more than 21,000 jobs or 12.6 per cent of the city's total employment.

[MORE](#) ➔

CRAZY WORLD FINANCE



What a year it has been in the mortgage world. Things have happened that are unprecedented. When the Australian banks were de regulated in the late 80's the Mortgage Originators were introduced. This made banking more competitive as the banks had it all to themselves prior to that. Then the financial correction happened and sent the mortgage industry into a spin world wide.

Very few lenders want to take on offshore borrowers which is making it very challenging to get mortgages for Non

residents. I was asking our broker the other day why this was and she explained, that most of the brokers get the deals settled and then they vanish. They do not provide any after sales service.

Whereas the group she is with offer a full service facility and stay with the client's right through the term of the loan.

[MORE](#) 

MARINA BERTHS



BOAT OWNERSHIP is growing at 6% compared to Population growth at 2%.

- 100,000 new boats forecast in 8 years
- Took 20 years to get Port of Airlie approved
- Horizon shores 2002 price was \$34,000 now \$131,000
- Rents gone from \$4,520 pa in 2002 to \$5325 NOW
- 8% RENTAL guarantee offered for first 3 years
- No stamp duty payable
- Price includes GST (Goods and Service tax)

WHY INVEST IN MARINA BERTHS??

- High rental returns
- Tax advantages
- Provides strong historical capital growth
- Low transfer costs
- Low on going maintenance costs
- Limited in supply
- High demand -
- High Occupancy levels
- Offers gross income return on Investment in excess of 6% pa
- Restricted supply as the environmental protection agency and federal environment minister have very stringent environmental policies in place which govern future development of marinas.

HIGH DEMAND

There are currently 780,000 boats registered in Australia, with a further 110,000 not registered (eg being renovated or repaired etc)

Boating Registrations in Qld Passed the 227,000 mark at 31/12/2008 with a current continuing growth of 5% pa.(versus the national rate of 3.6%) and is expected to pass the 300,000 mark by 2013.

Qld currently attracts in excess of 1,800 people per week with net migration to the State along with a demographic shift of empty nesters and baby boomers looking for a "sea change".

Qld has a population growth of 2.2%pa versus the national rate of just 1.6%pa

On water home occupation is increasing at 5% pa now making up 10% of all new boating registrations.

HOW STRONG IS THE CAPITAL GROWTH OF MARINA BERTHS?

Very strong, in fact marina berths at Horizon Shoes location have a compound average of 31% pa capital growth over the past 6 years.

Priced from \$135,000 Leasehold for 20 years.

Rented Back by Meridien Marinas.

CONTACT MICHAEL OR JENESE MALONE FOR MORE INFORMATION

PHONE: 0418 752582

EMAIL: info@prip.com.au

A Few Jokes To Make You Smile....

Blonde Password:

During a recent password audit, it was found that a blonde was using the following password: MickeyMinniePlutoHueyLouieDeweyDonaldGoofy

When asked why such a big password, she said,

"Well, DUH, it has to be at least 8 characters long."



Grandkids

1. She was in the bathroom putting on her makeup under the watchful eyes of her young granddaughter as she'd done many times before. After she applied her lipstick and started to leave, the little one said, "Grandma, you forgot to kiss the toilet paper good-bye!"

I will probably never put lipstick on again without thinking about kissing the toilet paper good-bye...

2. My young grandson called the other day to wish me Happy Birthday. He asked me how old I was, and I told him 62. My grandson was quiet for a moment, and then he asked, "Did you start at 1?"

3. A grandmother was telling her little granddaughter what her own childhood was like: "We used to skate outside on a pond. I had a swing made from a tire that hung from a tree in our front yard. We rode our pony. We picked wild raspberries in the woods." The little girl was wide-eyed, taking this all in. At last she said, "I sure wish I'd gotten to know you sooner!"

4. My grandson was visiting one day when he asked, "Grandma, do you know how you and God are alike?" I mentally polished my halo and I said, "No, how are we alike?" "You're both old," he replied.

5. A little girl was diligently pounding away on her grandfather's word processor. She told him she was writing a story. "What's it about?" he asked. "I don't know," she replied. "I can't read."

6. I didn't know if my granddaughter had learned her colors yet, so I decided to test her. I would point out something and ask what color it was. She would tell me and was always correct. It was fun for me, so I continued. At last she headed for the door saying, "Grandma, I think you should try to figure out some of these, yourself!"

7. When my grandson asked me how old I was, I teasingly replied, "I'm not sure.." "Look in your underwear, Grandpa," he advised, "mine says I'm 4 to 6."

8. Children's Logic: "Give me a sentence about a public servant," said a teacher. The small boy wrote: "The fireman came down the ladder pregnant." The teacher took the lad aside to correct him. "Do you know what pregnant means?" she asked. "Sure," said the young boy confidently. "It means carrying a child."

9. A grandfather was delivering his grandchildren to their home one day when a fire truck zoomed past. Sitting in the front seat of the fire truck was a Dalmatian dog. The children started discussing the dog's duties. "They use him to keep crowds back," said one child. "No," said another. "He's just for good luck." A third child brought the argument to a close. "They use the dogs," she said firmly, "to find the fire hydrants."

10. A 6-year-old was asked where his grandma lived. "Oh," he said, "she lives at the airport, and when we want her, we just go get her. Then, when we're done having her visit, we take her back to the airport."

[See our previous newsletters and articles here.....](#)

visit our website - www.praustralianproperties.com.au

PR Australian Properties Pty Ltd

Ph/Fax: (07) 5533 2058 | **Mobile:** 0418 752 582 | **E-mail:** info@prip.com.au

Copyright 2009. PR Australian Properties Pty Ltd. All Rights Reserved.