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PR AUSTRALIAN PROPERTIES





Sands at Airlie Beach

SPECIAL ANNOUNCEMENT!!!

ALL BUYERS IN JULY RECEIVE \$10,000 REBATE AT SETTLEMENT

Contact [Jenese](#) NOW for more information

LIQUIDATED STOCK \$175,000 DISCOUNT



[Casuarina, Tweed Heads, New South Wales](#)

Unlimited Lifestyle Options

Casuarina Beach, uniquely along The New Tweed Coast, is still pristine: crystal surf, untracked sand, native Casuarinas along the dunes, and in the distance, a backdrop of ancient rainforested mountains.



[Acacia Centre Apartments Robina, Gold Coast](#)

The Acacia Centre Apartments are centrally located in the Gold Coast's newest Commercial Centre on Acacia Court and Scottsdale Drive Robina. The Acacia Centre combines 25 ground level, strata titled commercial office spaces with 74 modern residential apartments.



WOW HALF WAY THROUGH THE YEAR

Last week I noticed that one of my favourite shows was SHOWING as The SEASON FINALE.

That for me is one of the signs of how quickly the year is flying by.

Still lots of mixed reports coming out about the state of the economy in Australia. In one day I read "Australia officially not in recession" and another article "Australia expected to be out of the recession early 2010". No wonder people get confused and not sure what is happening.

Consistently though there is good reports on the state of Australia's economy. The latest report from THE OECD "the economic activity is expected to plummet by an average of 4.3% in OECD area in 2009. However the Australian economy pull down by only 0.5% in 2009, followed by growth of 1¼ percent in 2010.

The property market is in much better shape than many other countries, thanks to the first home owners grant which has resulted in taking the majority of the properties below \$420,000 off the market. The Investors are returning to the market due to the low interest rates and the increased rental income which means once again the demand is greater than the supply in the better areas.

We have just found out one of our ex staff have been sending out emails to our data base and we apologise for that. They are in breach of the agreement we had with them to do this and in fact due to the PRIVACY ACT IN AUSTRALIA, by the letter of the law, they are not supposed to use anyone's data base for marketing purposes without the expressed permission of the clients.

Mike and I are back there in September. We have joined forces with OVERSEAS PROPERTY SHOW CASE, Nichole Lewis and Guinevere Methven. This will mean we are able to provide a more consistent representation there with a full time person living there. I will add all their details at the bottom of the newsletter.

We would like to thank all our clients who have referred people to us this year. It has been our best year ever for referrals. We love writing out the cheques to you for payment for the sales achieved through this source. Word of mouth is the very best form of advertising after all these years in the business.

HOUSE PRICES TIPPED TO LIFT BY 2012



House prices could rise by as much as 22 per cent during the next three years, an economic forecaster says.

"The conditions are ripe for a sustained recovery in residential property prices," according to BIS Shrapnel's Residential Property Prospects, 2009 to 2012, report.

"Low interest rates, solid growth in rents and housing shortages are evident in most markets. "However, the current economic malaise will mean confidence will only recover slowly during 2009/10."

BIS Shrapnel senior project manager and study author Angie Zigomanis said that, at this stage, all of the action was occurring at the lower-priced

[Sphere, Southport](#)

Sphere is a unique master planned residential community set in the heart of Southport, adjacent to Musgrave Park and within the Griffith Knowledge Precinct.

This exciting development by the Howard Group has been meticulously planned by award winning Burns Design Architecture to integrate a mix of contemporary designed homes on 7.5 hectares.



[Sebella, Mt Warren Park](#)

Is located in Beenleigh. The suburb has direct access to Brisbane and the Gold Coast by the M1 Motorway or by rail transport. Been-leigh is only 30 minutes away from both Brisbane and the Gold Coast.



[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 the Gold Coast.

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

end of the market. This is due to a surge in first-home buyer demand as a result of the federal government's first home owner boost scheme and low interest rates, he said. BIS Shrapnel forecasts there will be 180,000 first-home buyers in 2009.

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AUSTRALIAN DOLLAR'S RALLY AT VANGAURD OF GLOBAL RECOVERY



Analysts can't keep up with the strongest 3 month rally for Australia's dollar. They are raising forecasts faster than any other major currency on optimism for a global economic recovery. Driven by demand for the highest interest rates in the developed world, the Aussie dollar is defying the countries first recession in 18 years. The dollar is up more than 21% since

February 25, its quickest gain since it started trading freely in 1983 according to Bloomberg data.

The median year-end Aussie forecast in Monthly Bloomberg has risen 14 percent against the US dollar this year, the biggest increase among the 16 most traded currencies.

Strategists at 23 major financial houses raised median estimates this month on speculation China's demand for Australian exports would rebound. Mellon Capital Management reversed bearish Aussie bets in February, deciding it would outpace all currencies. 'The bears are throwing the towel and the Aussie is undervalued' said Paresh Upadhyaya, a senior vice-president at Putnam Investments in Boston. Policy makers "still have the rate differentials to support the currency" he added, "Asia is still going to expand and China and India will have growth above 5%. That's fuelling demand for commodities so Australia's exports are holding up much better than" the rest of the G10 most developed nations.

Taken From The Star Business Reprpt 27/05/09

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PROPERTY VALUES SURGE IN 2009

by Stuart Fagg, ninemsn Money



Property prices surged in the first part of 2009, erasing last year's losses and bucking the global trend. According to the RP Data/Rismark Australian Home Value Index, which covers all dwelling types, prices rose by 2.8 percent in the first four months of 2009, with every mainland capital city except Perth registering gains.

Darwin was the top performer, with values up 5.3 percent in the four months to April, while Sydney and Melbourne property snared gains of 3.9 and 4.5 percent respectively. Economists said a variety of factors were behind the rise. "A combination of generational-low interest rates, tight rental markets, the expanded first homebuyers grant and soggy sharemarkets have caused more buyers and investors to turn their attention to the property market," said Craig James, chief economist at CommSec, adding that the price rise is good news for Australians, the Reserve Bank and the Federal Government.

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majestic Lake Orr.

Contact [Jenese](#) for more information

OPTIMISM IS ALIVE AND WELL



With 2 sell-out projects under construction and another already 40% sold off the plan, Solmac Developments has confidence in the fundamental strength of the Gold Coast residential property market. Regatta Waterfront residences- a \$40 million apartment project on an elevated lakefront site at Varsity lakes- are the latest development

by Solmac partners Duncan McInnes and Steve Solomons.

Their reputation for developing keenly priced, quality apartments in prime waterfront and CBD positions has also inspired confidence in buyers. With contracted sales for more than 40% of the planned Regatta Waterfront apartments, Solmac experts expect to sell out the project well before the end of this year. Mr. Mc Innes said he was always confident Varsity Lakes would prosper at every phase of the property market cycle. "Our apartment buyers, both investors and owner occupiers are confidently building their nest eggs at Varsity Lakes for the same reasons we have invested so confidently here for so long- because of its strong fundamentals' he said.

We are delivering waterfront homes priced at \$4300-\$4800 sq m, which any review of the Gold Coast stock will show represents outstanding value."Regatta offering 75 two bedroom luxury residences on the shores of Lake Orr is priced form \$449 000 to \$590 000 (average \$525 000). The apartments will be spacious at more than 120 sq m and boast residential facilities including a resort style pool, fully equipped gym, barbeque, pavilion and lush landscaping.

Mr McInnes said that the strong sales performance could be attributed to the combination of waterfront location, value, quality, high rental demand and the rising appeal of the security of bricks and mortar. "There is a growing trend back to the property investment, away from the financial sector and significantly reduced interest rates have also returned investors focus to the property market" he said.

We need to remember the Gold Coast has strong property market fundamental. "Respected market analysts such as Michael Matusik point out the residential property supply on the Gold Coast, especially in this price bracket of around \$500 000 is not meeting demand and has not done so for some time. "The current economic malaise will mean supply will contract even further in the near to mid-term, which can only ultimately have the effect of pushing prices higher. "I'd expect this to start happening from 2010, so the outlook for capital growth is positive.

[Click here for more information on Regatta Waterfront including price lists and Floor plans.](#)

RESERVE BANK of AUSTRALIA BOARD MEMBER SLAMS U.S.



RBA Board member Jillian Broadbeat claims The United States financial system failed in business leadership, corporate and social responsibility, and public policy. "The comments and behaviour of the leaders of many of the global financial institutions reflect little appreciation of any sense of a broader corporate social responsibility that financial

institutions carry” Ms Broadbeat told a Business Leader Forum in Brisbane.

“Many financial institutions and their employees seem to have been blinkered by a singular drive for profit and an overconfidence in their capacity to understand and manage risks; the risk in their companies’ assets and the risk in the securities they sold to investors. Meanwhile an international survey has shown that Australia stands out as an island of calm amid the global economic storm. One in five international business people cited Australia as the country best surviving the recession in a survey of 7500 people in 24 nations. Australia was placed fourth in the survey, ahead of China with India and Singapore in equal third place, New Zealand also ranked well in ninth. Australia business people appeared relatively unaffected according to the poll conducted for Servcorp, a provider of virtual office that operates in 61 nations.

Source: Gold Coast Bulletin 27/05/09

HOW TO HANDLE DISPUTES WITH YOUR PROPERTY MANAGER



The Residential Tenancies Authorities (RTA) Receives over 18,000 requests for conciliation each year. To help parties resolve disputes and avoid having the matter escalate to the Small Claims Tribunal, the RTA operates a dispute resolution service.

The RTA has found one of the best means of achieving a positive outcome for all parties is through a Conciliation conference. A Conciliation conference is essentially a three way telephone conference that allows all parties to not only have their say, but to also hear the concerns of the other party in a non-invasive manner.

(extract from the REIQ Journal June 09)

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FOOD FOR THOUGHT



The paradox of our time in history is that we have taller buildings but shorter tempers, wider Freeways, but narrower viewpoints. We spend more, but have less, we buy more, but enjoy less. We have bigger houses and smaller families, more conveniences, but less time. We have more degrees but less sense, more knowledge, but less judgment, more experts, yet more problems, more medicine, but less wellness.

We drink too much, smoke too much, spend too recklessly, laugh too little, drive too fast, get too angry, stay up too late, get up too tired, read too little, watch TV too much, and pray too seldom.

We have multiplied our possessions, but reduced our values. We talk too much, love too seldom, and hate too often.

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visit our website - www.praustralianproperties.com.au

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