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PR AUSTRALIAN PROPERTIES



Latest Investment opportunities



[Edenview Apartments, Kelvin Grove Urban Village](#)

The Kelvin Grove Urban Village is a joint initiative by the Queensland Government and Queensland University of Technology to create a mixed-use development on 16 hectares of land



[Pavilions, Palm Beach, Gold Coast, QLD](#)

Pavilions on Fifth is the first mixed-use residential project in Palm Beach, one of the Gold Coast's southern suburbs

Contact [Jenese](#) for more information

WAITING FOR YOU

\$A5,000 OR 32,000 Rand

Greetings all,

6 months of 2010 gone already AND THAT BRINGS WHAT?? TAX TIME!!



I am still speaking to people have owned their investment property for years and have applied for a tax file number lodged any tax returns, despite my warnings and reminders newsletters and reports!!

I feel the need again to remind the law in Australia is very clear you earn income you WILL L

"TAX RETURN" I repeat it does not say if you earn profit you will lodge tax return.

See the article further in newsletter regarding the tax matter.

So what is the latest news for Australia? The hot topic at the moment is Rudd's decision to tax the mining industries but with all the advertising in the media I doubt he can get that one through. Having just come back from a trip to Africa, it seems that this tax generating idea is not widely accepted anywhere in the world and people are shaking their heads at the lunacy of it.

Another "hot one" is the fact that the Australian government put a cap on certain migration visas, until the 1st July. This would no doubt have affected many and I daresay caused lots of annoyance for some.

One of my reasons I am always urging people to take action when they can, is if they don't, other outside circumstances can come to play putting them into a different situation. I meet people all the time that procrastinate and then find out that the timing was better earlier than later. Most of it is really inertia more than procrastination.

Inertia, is really an object will always continue moving at its current speed and in its current direction until some force causes its speed or direction to change. I find constantly that is what happens to the people I meet. They have so many reasons to move forward and make application for migration or seeking safer places to invest, yet when it comes to it they find all reasons not to do so. So many of them get what I call "anal

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paralysis" and they are so busy researching and looking for loopholes to lose sight of their original objective. Then, too often outside situations prevent them to make decisions that were not necessarily as good as the ones they could have made previously as it is now outside forces causing the economic paralysis. Just had another example, with a couple I met 2 years ago, they did not come for migration and had the funds for investment. They decided to wait until now several things have happened which means they are unlikely to be able to get visas and the funds they have are quite eroded with the downturn in the economy. I felt very sad that I failed to help them see the reason to at least investing when I met them as they would have been so much better off now given their current situation.

The Australian economy continues to be strong. An extract from, THE International Monetary Fund, 22nd April, 2010, Australia is destined to continue to extend its lead over other advanced economies because their recovery from the financial crisis is in danger of stalling. The fund says it expects Australia to record growth of 3 per cent this year and 3.5 per cent next year, supported by demand from Asia and strong business investment. "Australia and the newly industrialised Asian economies are off to a strong start and will likely stay in the lead," the IMF says in an update of its economic forecasts released last night.

Some folks are sharing their concerns with me over the fact that there have been 5 interest rate rises in the past 6 months however, that has not had a major impact on the property market. Also with the March quarter showing strong growth for the fourth consecutive quarter, it seems that a strong recovering economy with returns to low unemployment rates, strong economic growth, continuing population growth and an undersupply of new property has kept the market impervious to the rate rises for longer than we've seen in the past.

Australian Property prices have weathered the global financial crisis in 2008 & 2009 extremely well.

The nation remains the only developed country in the world that avoided a recession during that time. Notwithstanding the GFC, property prices in major capital cities in Australia have defied gravity and surged a 14% in the past 12 months.

The Housing Industry Association estimates that over the next 10 years Australia will need to build 1.92 million new dwellings to accommodate the rapid growth of the Australian population which is projected to reach 35 million by 2050 from its current 22 million. The current housing shortage stands at 109,200 dwellings and is expected to reach 466,000 dwellings by 2020 based on current building trends. The Housing report to 2030 recently found that housing shortages exist in just under half (295) of the 669 government areas in Australia, with the majority in and around metropolitan Sydney and Brisbane.

We just returned from a visit to South Africa and the mood there is very positive with the world cup about to happen. Let's pray it brings all the good things for. We took the time to visit the Victorian Falls and as we had been told by the Zambians that they were better to view from that side but by the Zimbos from their side, we decided to do both. JUST WONDERFUL FROM BOTH SIDES and well worth the visit and highly recommended. We could see a lot would depend on the season and the rainfall and as it was very full we managed to get several free dunkings.

Once again thank you all for your support and keep the referrals coming. There is nothing more we love doing than paying referral money into

bank accounts.

Jenese & Mike Malone

During my recent visit to Africa I had quite a few people telling me they had heard that the Foreign Investment Laws had changed and that it was going to be harder to buy property - **THAT IS NOT CORRECT.**

I will attach the article and you will see that the emphasis is on the Temporary residents who have been able to buy second hand when they reside here but then when they leave the country they have not been able to.

If anyone has Temporary residence they can buy second hand but if they depart that property must be sold.

I also caution people that buying second hand for investment sake is not smart as the bulk of the tax benefits are on new properties. So if you are hearing all sorts of things about the new FIRB policies and are unsure then just drop me an email jenese@prip.com.au and I will clarify it for you.

Foreign investment in real estate gets tougher

Friday, 30th April 2010



The Assistant Treasurer, Senator Nick Sherry, this week announced a major tightening of foreign investment rules as they relate to residential real estate and a package of tough new civil penalty, compliance, monitoring and enforcement measures.

The new rules will mean that foreign residents can only invest in Australian residential real estate if that investment adds to the housing stock. Investments by temporary residents in established properties are only for their use whilst they live in Australia.

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Source: [See the full article here](#)

Type Of Property In Demand



The recent Housing Australia Report was more proof to what we say about demand versus supply being crucial.

Far too often our clients want to buy what has worked for them in the the live and that can be a big mistake. As what is sought after in one or one area is very often very different to another.

One of the major aspects of our research is to identify not only what i REAL DEMAND in the area but also what the REAL SUPPLY is. This the us to being able to identify the ages, income, mindset and needs of tf people going to be residing in that area. I told one potential client this visit that not all people wanted a large home on a big block so he too to mean that type of property won't work. That is not the case, it is s matter of knowing what is relevant in each area. In some areas yes tl a need for larger lots and properties, but in others a need for smaller

Source: [See the full article here](#)

Get MORE out of Property Investing!

In the 2008-2009 financial year, the Australian Taxation Office (ATO) reviewed 28,400 tax returns resulting in revenue adjustments of \$65. million. They also sent 134,800 letters to individuals explaining how t declare rental income and claim rental property deductions correctly.

In the event of an audit, it is essential that Property Investors have a depreciation report prepared by a specialist Quantity Surveying firm v stand by their report and answer any questions asked by the ATO. No will this ensure that personal risk is minimised but it will also maximis depreciation deductions.

If an individual is already claiming property depreciation, BMT Tax Depreciation can review the claim or existing report, free of charge. T ensure the correct legislation and methodology has been applied, as v making sure the Investor is maximising their entitlements. Over the p years, BMT Tax Depreciation has provided its clients with a free review existing depreciation reports. In a large percentage of these cases, th Investor was missing out and BMT helped them tap into this extra cas

Source: [Read the full article here](#)

Radical Southeast Building Plan

Three model cities to rise..

The beginnings of three new cities will rise out of Queensland's boomi southeast by the end of next year under radical plans by the Bligh Government to manage population growth by accelerating key housin development.....

Source: [See full article here](#)

TAX BENEFITS

Non residents are able to claim exactly the same tax benefits as a resident in Australia.

The only real difference is that they can't actually cash the claims in Australia unless they either relocate here or sell the property.

A general guide is that most properties (which must be new to claim the benefits) that have a 70% mortgage on them will have approximately \$25,000 a year tax benefits.

Now this is a substantial amount if one is to move to Australia and someone who has had their property for 3 years then the annual tax credit will be deducted from their first year's income.

Source: [Click here for full article](#)

For further information please contact;

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

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