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PR AUSTRALIAN PROPERTIES



Latest Investment opportunities



[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 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

Greetings again from Mike and Jenese Malone,



Another year nearly come and gone and what an interesting year it has been. Filled with so many mixed messages and reports. However the past month or so there is so much more consistent good news about the resilience of the Australian economy.

Unemployment has not happened as was feared and there was a significant increase in jobs the last quarter. The interest rate rise this week, which was the first official lift in rates since March 2008, marks the start of a tightening cycle by the Reserve Bank of Australia. If financial markets are anything to go by some pundits are predicting it is likely to see the cash rate lifted in both November and December bringing the official cash rate up to 3.75 percent and the average variable mortgage rate to around 6.5 percent, well below the 20 year average of 8.8%. This in turn can start a panic from investors and sadly some will think of selling again. Wrong time to do that. The cycle will take an upward swing again and then they miss the profits they had waited for by allowing that to happen. Michael feels strongly that there is about to be a major correction in the stock market, so much so that he has sold all his shares. So we will wait and see if he is right. The other thing that I continue to see is the media not isolating one country from another and throwing them all into the same basket. Just like I always caution my own investors that when investing they must take into consideration the MINDSET of the people in Australia and how it varies so much from other countries. For example Most of our investors from the UK believed that Aussies would want to live in a large house on acreage with ponies and swimming pools etc. Easy to see why they would like that due to the limited land in England to have easy access to that.

In fact smaller land area is more sought after in most areas. Then the South Africans think that what would be the better investment is a security gated unit complex and not near a park or open spaces. How wrong that is but understandable due to the crime in their country that is what is sought after. So one needs to put into their thinking "what will work there" rather than what works here (where they live).

We are due back in South Africa from 11th November so put your thinking caps on again and earn some good referral money which can be paid into any bank account in any country.

Do You Have a Will?

\$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 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

Recently one of our dear friends passed away in south africa. He and his wife had bought property from us in 2001 and watching what she went through in sorting out his affairs prompted me to include this article.

Fortunately they did have an Australian will and that was a saving grace.

Not something that we like to think about but best to be prepared dont you agree?

For more information contact Greg Pointon from [Q PROPERTY LAW](#)

EMAIL: greg@qlaw.com.au

Please click the button to see the full article...

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Gold Coast Designed to Lead the World



Good to read some good news about my preferred area of residence.

I have lived in every state in australia and couldnt live anywhere else but the gold coast. A lot of people dont know the real gold coast.

They think that surfers paradise is the gold coast, but that only makes up 4 kilometres and

it is geared for the holliday makers. There is so much more to the gold coast today. One of our fundamentals for investment is there must be 5 industries in the area and the gold coast certainly fits that requirement; Hospitality, Movie Making, Marine & Boat building, Health & Medical,Light Industry, Information Technology to name just a few.

Geographically it offers the best climate and lifestyle and has had the fastest population growth in Australia since the 1960's.

Those of you who have money invested here congratulations.

Please click the button to see the full article...

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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.

The industry directly contributes more than \$1.3 billion to our economy, with surf tourism the biggest contributor, generating \$819.9 million, followed by the wholesale trade with \$324.3 million.

A further \$2 billion was estimated to come in through flow-on purchases of the businesses, suppliers and employees.

For example, major surfing events the Quiksilver and Roxy Pros bring in \$1.8 million through retail and accommodation expenses.

Internationally recognised surfwear brand Billabong, which bases its enterprise at Burleigh Heads, is another big player, employing 400 staff on the Coast, including positions in graphic design, film-making and marketing.

Surfing Queensland operations manager Mark Winson said the Coast was the first city in the world to attach value to the surf industry.

"For many years the surf industry has heavily influenced the Gold Coast economy and it's great to see formal recognition of its worth," he said.

Boomers Pound The Coast

Extract from: *The Australian* 10th October 2009- By Bernard Salt



HERE is a feature that will surely become more prevalent in sea change locations in the coming decade. It is the notion that there is sufficient space in this idyllic community for me but not for anyone to arrive after me.

This sets the stage for a culture clash. Baby boomers will retire en masse after

2011 when the first reaches 65. Many will seek out a sea-change lifestyle within striking distance of capital cities in places such as Byron Bay, in northern NSW, and Noosa, on Queensland's Sunshine Coast, and the Gold Coast.

A lack of new housing options means housing costs will rise and price out service workers. Noosa and Byron will become a bit like Martha's Vineyard and Nantucket Island off the Massachusetts coast: beautiful environments enjoyed by a favoured few....

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Australian Economy Produces S\$12.3bn Budget Boost Report

Source: *Mon, Sep 28 2009, Reuters*



CANBERRA, Australia - Australia's government this week will reveal an improvement of up to A\$10 billion (S\$12.3 billion) in the past year's budget, a report said on Monday. Treasurer Wayne Swan would release the 2008-09 budget outcome by Wednesday, the Australian newspaper said, while a mid-year review of 2009-10 budget

numbers would come in November, along with a new report on the long-term budget outlook.

The government, strongly ahead in opinion polls and facing re-election in late 2010, forecast a deficit of A\$32 billion in the May budget and saw a

record A\$57.6bn deficit in 2009-10 as it borrowed to replace a A\$210bn collapse in tax receipts.

But a strong economic turnaround and government stimulus spending have helped boost employment, leading treasury department economists to greatly upgrade their forecasts for the next three years, the newspaper said. The improvement could slash A\$75bn from the government's debt and bring the budget back into surplus by 2014-15, a year earlier than expected, the newspaper said, citing market economists.

Rent costs set to soar in new year

Source: Melanie Pilling | October 14th, 2009 Gold Coast News



GOLD Coast renters have been warned -- rents could soar early next year.

Figures released yesterday by Australian Property Monitors for the September quarter reveal the asking rent for houses and units has remained steady over the past 12 months.

The average rent for a three-bedroom house on the Gold Coast is \$420, the same as it was in the June quarter and in September last year.

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What Affect Did The First Home Owners Grant Have?



At the onset of the financial correction the Australian Government immediately increased the First Home Owners Grant.

In 2001 before the introduction of GST (goods and services tax) the government of the day introduced the first home owners grant to compensate

first home buyers for the increase in building costs .

After that it was reduced to A\$7,000. When the financial correction occurred in 2008, the new government increased the grant to \$14,000 for second hand home and \$21,000 for new homes. This had the desired affect as people now had a deposit for a home using the grant.

What this caused was many of the properties at the lower end of the market were taken off the market and in some areas actually creating a shortage of homes in the \$350,000 to \$420,000 price range.

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Job advertisements in Australia rose in September.



A report today showed that job advertisements in Australia inclined during September for the second consecutive month giving signs that the nation's labor market is healing from the consequences of the worst financial crisis since World War II.

Job advertisements in Australia inclined by 4.4% during August compared with a previous incline by 4.1%. Today's report showed that vacancies advertised in newspapers and on the Internet averaged 136,070 a week during September.

Moreover, newspaper advertisements climbed 3.7% to reach an average of 8,929 a week, while internet advertisements climbed 4.5% to reach an average of 127,141 a week. Total advertisements fell 44.9% from a year earlier in September, while newspaper advertisements declined 41.3% from a year earlier and internet notices fell 45.1% in September from a year earlier.

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ARE WE ON THE WAY UP?



The residential property market appears to have stabilised after a volatile 12 months following the collapse of Lehman Brothers. Despite the predicted long term downturn, Australian markets have fared more than reasonably, avoiding a deep recession.

Residential real estate consumers remain positive as the property market has held its values strongly against other investment alternatives. Arguably this has been established through most recent Brisbane Apartment Report which recognised a strong uplift in unconditional sales during the most recent period to June 2009, where a weighted average price of \$565,718 produced 209 transactions, a total almost 2.5 times greater than the period prior.

Source: Extract from Langley report October 11 2009

Some Words To Make Us Think!!

This is beautiful....something we should all remember.

A 92-year-old, petite, well-poised and proud man, who is fully dressed each morning by eight o'clock, with his hair fashionably combed and shaved perfectly, even though he is legally blind, moved to a nursing home today.

His wife of 70 years recently passed away, making the move necessary. After many hours of waiting patiently in the lobby of the nursing home, he smiled sweetly when told his room was ready.

As he manoeuvred his walker to the elevator, I provided a visual description of his tiny room, including the eyelet sheets that had been hung on his window.

I love it,' he stated with the enthusiasm of an eight-year-old having just been presented with a new puppy.

Mr. Jones, you haven't seen the room; just wait. 'That doesn't have anything to do with it,' he replied. Happiness is something you decide on ahead of time. Whether I like my room or not doesn't depend on how the furniture is arranged .. It's how I arrange my mind. I already decided to love it. 'It's a decision I make every morning when I wake up. I have a choice;

I can spend the day in bed recounting the difficulty I have with the parts of

my body that no longer work, or get out of bed and be thankful for the ones that do.

Each day is a gift, and as long as my eyes open, I'll focus on the new day and all the happy memories I've stored away. Just for this time in my life.. Old age is like a bank account. You withdraw from what you've put in. So, my advice to you would be to deposit a lot of happiness in the bank account of memories!

Thank you for your part in filling my Memory Bank. I am still depositing. 'Remember the five simple rules to be happy:

1. Free your heart from hatred.
2. Free your mind from worries.
3. Live simply.
4. Give more.
5. Expect less.

Introduction to Migration Agent

We would like to introduce [MIGRATE2OZ](#) a pre-eminent visa advisory firm providing professional migration advice and related services. If you're planning to come to Australia to work or live, either temporarily or permanently, you will need a visa. Whether you are an individual or a business, they can help you by providing innovative immigration solutions, increasing your chances of securing the appropriate visa for you or your company.

They have a presence in Australia, South Africa and UK and this offers clients the advantage of being close to your migration agent throughout the application process. Through their partners they also provide you with the support needed for and after your relocation and resettlement.

Australia has a highly complex and legally technical visa system which requires applications to be carefully prepared in order to succeed. That is their expertise. Migrate2oz prides itself in maintaining the highest standards of integrity, offering honest professional advice. They only accept applications that they believe meet or exceed the minimum requirements. Their team consists of chartered accountants, attorneys and experienced migration administration staff. They are registered with the MARA which affords you protection and peace of mind. MARN # 0532778, 0850840



Services

They thrive on tackling challenging and interesting cases and pride ourselves on providing innovative immigration solutions. The main areas of their expertise include skilled, business, employer sponsored, family and partner migration matters.

Contact Migrate2oz

At Migrate2oz you will receive professional advice, information and help at every step of the way. They will explain all the options available to you and which one suits you best. They will take the confusion and frustration out of your immigration application, as well as get you settled.

To get started all you have to do is complete their online assessment at www.migrate2oz.net.au or www.migrate2oz.co.za and let them know you heard about them from PR Australian Properties.

A Few Jokes To Make You Smile....

PRESBYTERIAN:

When you rearrange the letters: BEST IN PRAYER

ASTRONOMER:

When you rearrange the letters: MOON STARER

DESPERATION:

When you rearrange the letters: A ROPE ENDS IT

THE EYES:

When you rearrange the letters: THEY SEE

GEORGE BUSH:

When you rearrange the letters: HE BUGS GORE

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

visit our website - www.praustralianproperties.com.au

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