



INVESTMENT EXPERTS



[Jacaranda Villas](#)

"Villas with a View"

"Jacaranda" is being developed by Pacific Equity, a company whose sole shareholder and director is Peter McLean. His development experience, spanning some 30 years on the Coast is unlikely to be equalled by many other Gold Coast property development groups.

[Read More...](#)



[The ENSO Estate](#)
[Located on the Sunshine Coast, QLD](#)

Welcome Home

Imagine, you enter your secure gated estate surrounded by a nature reserve. Do you drive directly on to the course

Welcome to our September 2008 Newsletter...



Hi All,

Christmas is knocking on our door already. I won't say I can't believe how fast time goes as that always used to annoy me when my mum said it when I was young. (but it is true never the less).

Michael always says that he knows when the end of the year is coming when the PGA Golf is on and that is well and truly gone.

I find most people do have some example of what makes them think "end of year is nearly here". What is yours?

The year of 2008 has been just as busy for us despite our News Year's resolution that we would slow down this year. You will notice I have done some articles about the state of the market as it seems that the play in the mortgage industry has many people believing that this in turn has made the property market less viable.

Whilst it is true that some areas are suffering from a slow down, I think that has more to do with the natural progression of cycles than just the mortgage and interest rate situation. Our research continues to show us where we can find property that will work for our clients and that takes the guess work out for investors. We will be in South Africa 3rd October for a month. We were intending to continue on to UK but have postponed that now until March 09. However we are able to show you properties via the magic of the internet so if you want information or have friends who do, then drop me an email.

No need to wait to take advantage of solid property investment and we have some excellent new projects for you to look at.

Yours sincerely,
Jenese & Mike

Earn Some Extra Cash For Christmas 2008!!!

PR AUSTRALIAN PROPERTIES WILL BE CONDUCTING "AUSTRALIAN PROPERTY INVESTMENT SEMINARS (Or One on One Presentations)



IN SOUTH AFRICA FROM:

3rd October '08 To 30th October '08

Why not introduce a family member, friend or colleague to the Benefits of

AUSTRALIAN PROPERTY INVESTMENT ???

Topics include:

for 9 holes or perhaps book a massage or game of tennis at your Health & Wellbeing Centre, or just laze by the pool?

At Enso the choice is yours.

[Read More..](#)

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

Topics include:

- THE AUSTRALIAN ECONOMY
- THE STATE OF THE AUSTRALIAN PROPERTY MARKET
 - HOW TO GET AN AUSTRALIAN MORTGAGE

Plus many more.....

[Read the FULL Details Here..](#)

Confusion Reigns



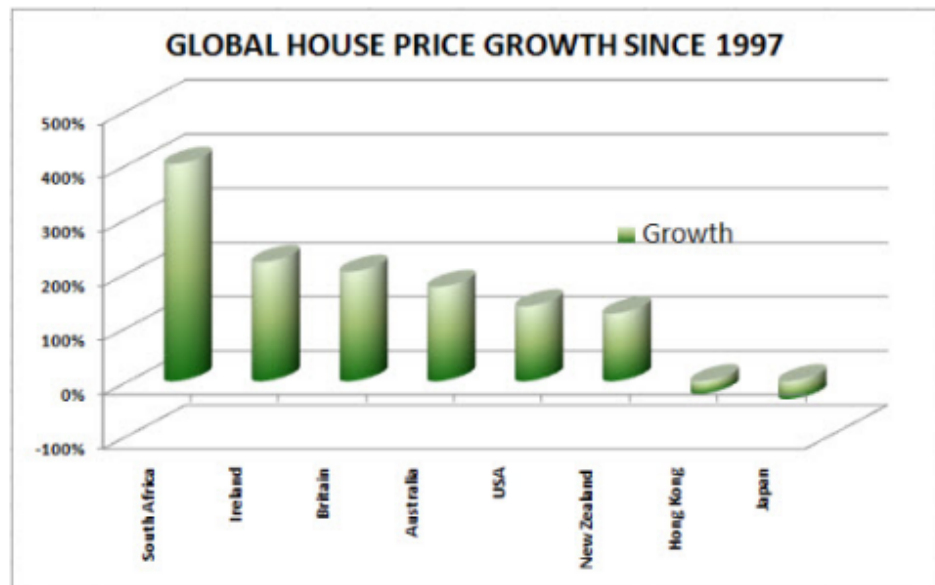
I READ 2 articles this week (Sep '08), One commentator stated "we are in for the mother of all booms" and another one stated "we are in for a significant drop in property values"

The Reserve Bank has been putting interest rates up to "slow down" the economy yet some commentators are starting to use the R Word (recession).

My own interpretation is as always if there is demand more than supply any commodity or product will work and in most parts of Australia except South Australia and Tasmania there is a huge slow down of building.

PMI Mortgage and BIS Schrapnel in recent articles stated that rents are going to explode and how that is going to impact positively on the value of properties.

The Economist Magazine reported these growths over the last 10 years and the 3 countries we work in are Australia, Britain and South Africa.



So it is easy to see why our South African clients are so stunned now the way the property market is there currently. The recent introduction of the Credit Act has had a huge negative impact on the property sales there and their interest rates are very high again around 15%.

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

What Is Normal With Property Markets?

I overheard a couple last week discussing the property market in Sydney and one said " I hear that the property market will be back to Normal" by about 2010.





Then this week one of my clients from the UK, was staying with us and she made the same comment to us.

"Do you know that we are told that the property market will be back to normal in UK by 2010"

SO WHAT IS NORMAL??

Actually whatever is the current situation is that is NORMAL.

The thing that people rarely understand is that NORMAL IS WHATEVER THE SITUATION IS AT ANY GIVEN TIME.

Property is cyclical. Always has been and probably always will be. So the key is to be able to identify at what part of the cycle each region or area is in. One thing anyone can count on is that IT WILL KEEP CHANGING AND never be stagnant

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

Housing Remains in Short Supply...

FOR OPTIMUM RESULTS IN PROPERTY DEMAND GREATER THAN SUPPLY WILL KEEP PRICES AND RENTALS GOING IN THE RIGHT DIRECTION.

What is happening in the market place right now makes it a great time for people to get into the property market.

There is a reluctance from developers to build today which is really due to the slowing down of buyers, probably as a result of the interest rate rises plus the tightening of credit, an indirect result from the sub prime situation in the USA.

However, the fact that there are fewer buyers, really isn't a cause for alarm as there is less properties being developed causing a shortage of rental properties.

Extracts from RP Date Property Pulse 19th Sept.

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

The Joke of the Month...

Thank Goodness for Little Boys...

Two young boys walked into a pharmacy one day, picked out a box of tampons and proceeded to the checkout counter.



The man at the counter asked the older boy, 'Son, how old are you?'

'Eight', the boy replied.

The man continued, 'Do you know what these are used for?'

The boy replied, 'Not exactly, but they aren't for me. They're for him. He's my brother. He's four.

We saw on TV that if you use these, you would be able to swim and ride a bike.

Right now, he can't do either one'.

[Click Here](#) to check the rest of this months jokes...

FAQ's: Search our database for frequently asked questions

visit our website - www.praustralianproperties.com.au

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