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PARTNERSHIP PROPERTY GROUP NEWSLETTER

SEPTEMBER 2010



Spring a "great time to buy"

Managing director of SQM Research Louis Christopher said property prices would begin to slide as early as September, and says 'it will be a great time to buy'. [Read article <<<](#)

THE QUEENSLAND PROPERTY MARKET: Weathering the Storm

Brisbane has weathered the storm of the GFC remarkably well, with current property prices now equalling values 2 years ago. According to REIQ data, Brisbane's median house price initially dipped in response to the crisis, then increased by about 9 per cent to \$530,000 for the year ending June 2010. It would appear that consistent population growth has rendered the Queensland property market quite resilient, even in the face of significant economic difficulties.

Issue 08

September 2010

This Issue at a Glance

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The Queensland Property Market:
Weathering the Storm

Feature Property

Mt Gravatt Townhouses

In the Media

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Property Management

Meet your new property manager!

Redcliffe Hotspot!

Great news for our Redcliffe investors, with Redcliffe being named by the API Magazine as a top hotspot for the third year in a row!

See the news link in our section 'In the

From the perspective of the building sector, things are also looking up. Fiscal stimulus that was injected into the industry throughout the GFC is now being felt on the ground, with the HIA reporting a surge of 7.7% in new residential building starts in the June 2010 quarter. This is the fastest rate of growth since the September quarter of 2001, and indicates that jobs created by the stimulus are now flowing through to real building activity.

However, despite the fact that Brisbane's overall property market has recovered well, new home sales are still struggling. May, June, and July all recorded a drop in new home sales, with the latter recording a fall of 7 per cent. Such stagnant results may be due to the string of interest rate rises, which began to have an impact in early April and caused many potential investors and owner-occupiers to take a more cautious approach. Regardless of the cause, the HIA is taking an active stance against the problem by lobbying the government to address supply side constraints. They suggest the reduction or removal of inefficient taxes such as stamp duties, as well as significant reforms to speed up the planning approval process. These steps would remove much of the 'red tape' associated with building and encourage people to generate new homes.

The real question, then, is whether the Queensland property sector will remain robust now that fiscal stimulus has been removed and things are returning back to normal. To answer this, we have to look at more fundamental aspects of the market, such as supply, demand, growth, and inflation.

Media' for more property hotspots.

[Update on Redcliffe Seaside Village Rejuvenation Project 2010](#)

Thought for the First Day of Spring...

"Sweet springtime
is my time
is your time
is our time
for springtime
is love time
and
viva sweet love. "

[E.E. Cummings](#)

1894-1962
poet, painter,
playwright, author

GREEN DESIGN

ARCHITECTURE:

6 Fascinating Underground Homes That Go Above and Beyond. Yuka Yoneda, August 18, 2010. [Read more >>>](#)

Pop-Up Village for Haiti Made From 900 Shipping Containers. Bridgette Meinhold, August 30, 2010. [Read more >>>](#)

TECHNOLOGY:

Green Gardening Machines Blast Weeds With Bursts of Steam. Moe Beitiks, August 30, 2010. [Read more >>>](#)

TRANSPORTATION:

Fortunately, things look promising; projected population growth and a decentralised population will undoubtedly strengthen property values as demand continues to climb. In addition, Brisbane prices are almost unique in that they are still relatively affordable when compared with other Australian capital cities, avoiding fears of a price 'bubble'. The Melbourne and Sydney markets, for example, have recently experienced dramatic spikes that are not only making housing unaffordable, but are causing investors to look elsewhere. In addition, if the HIA succeeds in achieving its reforms, the issue of supply will be addressed, further improving affordability. As a final consideration, inflation appears to be under control, with the Reserve Bank indicating no immediate hikes.

All in all, it looks like the property market will be settling down by the end of 2010. As far as the Brisbane market goes, things look very promising indeed.

*Best wishes from Robert Fuller
and the team at Partnership Property Group*

PROPERTY OF THE MONTH

Mt Gravatt East - Three Bedroom Townhouses

Currently under construction, these contemporary three bedroom townhouses with exclusive use courtyards are well located at Mt Gravatt East, a residential suburb only 8 km from the CBD on Brisbane's south-side.

Featuring all the conveniences you can expect from a new development, these

Japan Announces World's First Solar-Powered Public Bus. Cameron Scott, August 27, 2010. [Read more >>>](#)

Source: Inhabitat

Today's Interest Rates

[For a comparison of lenders and today's interest rates](#)

Stamp Duty Collector

[Work out how much stamp duty will be payable on the purchase of your new property](#)

Investment Property Calculator

[Estimate the returns you may receive from an investment in a rental property](#)

Tax Depreciation 101

Tyron Hyde explains the basics of depreciation and how it can boost your tax savings



- Partnership Property Group News Update September 4, 2010 - <http://eepurl.com/ZI8Y8:50PM>
- Partnership Property Group September 2010 Newsletter - <http://eepurl.com/XEio5:56AM>

homes offer remote security gate with intercom access, air-conditioned, tiled open-plan living area, stainless steel appliances including a dishwasher, energy saving hot water system, air-conditioned main bedroom with en-suite, and panel lift remote garage.

Offering an easy maintenance suburban lifestyle, these townhouses are close to the shopping strip and coffee shops of Logan Road, Westfield Shopping Centres, Creche and Family Centre, St Agnes' Primary, Mt Gravatt Primary and Secondary schools, Clairvaux MacKillop College, Griffith University, Moreton Institute of TAFE, hospitals, ANZ Stadium, Carindale golf course, numerous parks and reserve, and the South East Freeway/Pacific Motorway and Gateway offering easy access to the city and Gold Coast.

[Download property brochure](#)

The details for this property will be uploaded onto our website soon, so don't forget to visit www.investment-realestate.com.au.

For further enquiries, email pam@ppga.net.au, or call Robert on 0419 026 643.

IN THE MEDIA

New home sales slump 7 per cent in July as higher rates bite

AUSTRALIAN new home sales fell 7 per cent in July from June, the third consecutive monthly decline. *Dow Jones Newswires*, August 30, 2010. [Read more >>>](#)

House prices up 0.4% in July, RP Data predicts little growth for the remainder of 2010

- Fantastic Brand New Two Bedroom Apartments at Gaythorne - <http://tinyurl.com/3a4kf2w> 1:25 AM



Australian house prices grew by a seasonally adjusted 0.4% during July, following on from a 1% fall in June, according to the latest RP Data-Rismark figures. Smartcompany.com.au, August 31, 2010. [Read more >>>](#)

Queensland simplifies contract process

The contract process for residential real estate in Queensland will be simpler from October 1. The Queensland Government has amended the *Property Agents and Motor Dealers Act 2000* in response to industry concerns and a number of court cases. *API Magazine*, August 31, 2010. [Read more >>>](#)

Hotspots found all over Australia

With every state and territory represented in API's annual Hot 100 list this year, it's clear that property hotspots can be found all over Australia. *API News*, August 31, 2010. [Read more >>>](#)

**For more up to the minute news feeds,
go to our website**

<http://investment-realestate.com.au/>

PROPERTY MANAGEMENT NEWS



Meet your new Property Manager!

Rebecca Owen - Senior Property Manager

We are delighted to introduce our new addition to the team, Senior Property Manager Rebecca Owen!

Born and raised in Waikato, New Zealand, Rebecca has called Brisbane home for almost three years, loves life and enjoys snowboarding, animals, the outdoors and discovering what Australia's beaches have to offer.

Rebecca looks forward to the new challenges and skills her new role will bring. Excelling in property management, a role which comes naturally to her, Rebecca brings with her a straightforward, can-do, professional approach, and is looking forward to building many lasting relationships and providing an excellent property management service to her clients.

Please join us in making Rebecca feel welcome!

Rebecca can be contacted directly on 07 3857 2777, Mobile 0438 738 174, or email rebecca@ppga.net.au



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