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## PARTNERSHIP PROPERTY GROUP NEWSLETTER

JULY-AUGUST 2010

### INTEREST RATES:



#### A Temporary Reprieve?

Many investors and home-owners, not to mention Ms Julia Gillard, now well underway on the campaign trail opposite Tony Abbott, may already be breathing a sign of

relief, hoping we may have dodged another bullet on the subject of interest rates. As a result of the moderation in inflation over the last quarter, the likelihood of an interest rate rise in early August now appears increasingly slim.

However, there are certain anomalies in the latest CPI figures which give cause for concern. For example, the figures for urban transport, electricity/energy, and insurance premiums fell, which analysts believe are likely to be a one-off, rather than a true reflection of moderation in price pressures as a result of weaker demand.

With this in mind, even if we do escape an increase in next months' interest rate, and given that there is not a lot of room for error in the annual inflation rate, some experts predict that inflation is likely to remain elevated for the foreseeable future, with the consequence that the current low interest rates are unlikely to be sustainable long term.

## Issue 07

July | August 2010

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### Free Download

20 tax tips from the experts from Smartcompany.com

### Thought for the Day...

On Politics.....

Blessed are the young,  
for they shall inherit  
the national debt.

~Herbert Hoover, attributed~

### What kind of investor are you?

## HOUSE PRICES CONSOLIDATING?

There appears to be conflicting data concerning property price growth over the last quarter. According to the latest APM Quarterly Housing Report figures, outlook for property prices remains strong, with APM figures showing solid house price growth in the June quarter, with quarterly growth moderating to 2.4%, and annual house price growth above 15 per cent.

However, these figures conflict somewhat with the seasonally-adjusted figures from the RP-Data/Rismark Hedonic Home Value Index, which records the largest fall since April 2008, and shows an average national capital city home price fall of 0.7% for the month of June, and a mere 0.1% average increase over the June quarter.

While further price growth moderation is expected in the next three to six months due to low levels of housing finance and the risk of further rate increases, the medium to long-term outlook for property prices is optimistic, and Matthew Bell of APM anticipates that the annual rate of national house price growth for 2010 will settle in the eight to 10 per cent range.

*Best wishes,  
Partnership Property Group*

## PROPERTY OF THE MONTH Stunning Apartments at Gaythorne



**Have you been searching for the perfect apartment? This is the one!**

We are very excited to be able to present this extremely well located boutique development of seven two-bedroom apartments, currently being undertaken

**How Investor Profiling Is Changing The Way Investment Advice Is Given. Take an interactive online test.**

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### 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](#)



- Partnership Property Group July-August 2010 New sletter - <http://eepurl.com/L-tb> 5:19AM
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by one of Brisbane's premier home builders, in the northern suburb of Gaythorne.

From the stylish exterior, to the well designed open plan living areas featuring split system air-conditioning, stone bench-tops to bathroom and kitchen, stainless steel appliances, gas cook-top, quality wool carpets and ceramic floor tiles, vertical blinds and screened doors and windows, these apartments are certain to please. No expense has been spared, and the attention to detail promises to be second to none.

Ranging from 80 – 87sqm, two of these fantastic apartments feature large wrap-around courtyards, and one features two balconies, one with access from the living area, plus a separate balcony accessed from the main bedroom. So get in early to select your pick.

The details for this property will be uploaded onto our website soon, so don't forget to visit [www.investment-realestate.com.au](http://www.investment-realestate.com.au). For further enquiries, email [pam@ppga.net.au](mailto:pam@ppga.net.au), or call Robert on 0419 026 643.

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## IN THE MEDIA

### RP Data – Rismark Home Value Index Release

After 17 consecutive months of solid growth, dwelling values across Australia's capital cities recorded their first monthly decline of 0.7% (seasonally-adjusted) in June according to the market-leading RP Data-Rismark Hedonic Home Value Index. *RP Data.com*, July 30, 2010. [Read more >>>](#)

### House prices hit the wall

Australian house prices have fallen for the first time in 17 months, as rising interest rates and the end of government stimulus payments crimp demand. *ABC News*, July 30, 2010. [Read more >>>](#)

### Inflation rises by 0.6 per cent in June quarter

BORROWERS are likely to have a reprieve from an interest rate rise next week as a slower-than-expected rise in the Reserve Bank's preferred measure of inflation would give the central bank some comfort, economists say. *AAP*, July 28, 2010. [Read more >>>](#)

### 'No rate hike' on soft inflation numbers

A surprisingly soft inflation number has all but ruled out the chance of an interest rate hike next week. *ABC News*, July 28, 2010. [Read more >>>](#)

### A bumpv rates road ahead

THE latest CPI figures virtually rule out a rate rise next week, but mixed economic indicators make it difficult to anticipate the RBA's movements in the coming months. *Business Spectator*, July 29, 2010. [Read more >>>](#)

### Queensland dominates sustainability list

Five Queensland cities have made it onto a conservation group's list of the 10 most sustainable cities in Australia. Darwin finished at the top of the list, while Brisbane came third, bolstered by residents' frugal water use and a large number of Green-Star-certified building projects. *News.domain.com.au*, July 15, 2010. [Read more >>>](#)

For more up to the minute news feeds, go to our website <http://investment-realestate.com.au/>

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## PROPERTY MANAGEMENT NEWS & ARTICLES

### Did you know.....?

#### Notice required for rent increases

The Reserve Bank of Australia has lifted interest rates six times in eight months, which may put pressure on some lessors to increase rents. It is important that lessors and their agents understand the rules around rent increases.

[Read more >>>](#)



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Our mailing address is: PO Box 498 ALBANY CREEK QLD 4035

Email: [info@ppga.net.au](mailto:info@ppga.net.au)

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