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## PARTNERSHIP PROPERTY GROUP NEWSLETTER

January-February 2011



'DIY Froth'

<http://www.kudelka.com.au>

### WHERE TO NOW?

As a result of the recent devastating floods, Queensland faces a reconstruction bill of up to \$20 billion, with 70 percent of the entire state and 60 percent of the population affected. A total of 26,600 homes and 7000 businesses have been completely or partly flooded in Brisbane alone.

Faced with this mammoth task, last week Premier Anna Bligh announced the creation of the Queensland Reconstruction Authority, a statutory body dedicated to managing the task of rebuilding and repairing infrastructure in more than 60 flood-affected communities across the state.

## Issue 01

Jan-Feb 2011

### Editorial

#### Where to Now?

Premier Bligh establishes the Queensland Reconstruction Authority

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Gaythorne Townhouses from \$495,000

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State & Territory Economic Performance Report

#### [FLOOD LEVY CALCULATOR](#)

Find out how the Federal Government's Flood Levy will affect you

['The World's Top 10 Happiest Countries, in Pictures' >>>](#)

Find out where Australia ranks

[Top 10 Home Trends for the New Year](#)

The QRA is to be chaired by Major General Mick Slater, and empowered, through legislation, to implement all recommendations of the Board. 'These floods have been catastrophic and we have a post-war scale building task ahead of us. We need a dedicated body to prioritise that', said Premier Anna Bligh.

The role of the QRA will be to work closely with local governments and communities to ensure the unique characteristics of each community are factored into the rebuilding process.

While there are some fears from individuals that the QRA will prove to be yet another layer of bureaucracy that Queensland can ill afford, the move has received support from Brisbane City Council Lord Mayor Campbell Newman, who said he was comfortable with the idea of the Authority and wanted to make sure that it would listen to, and consider, Council's views. Queensland Opposition Leader John-Paul Langbroek is also cautiously on board, 'We'd support that because we've been arguing for cutting of red tape for a long time in the Parliament. It is going to be very tricky and the devil will be in the detail. We'll make sure we monitor that.'

QUT Ecological economist Associate Professor Clevo Wilson believes that sustainable population growth planning has to include reducing the impact on people and infrastructure from floods in Brisbane, Ipswich, and elsewhere. He says there are environmental benefits to be gained from turning flood prone land into green spaces, and has highlighted an important issue, 'Giving the new Queensland Reconstruction Authority greater powers alone is inadequate - they also need sufficient funding to undertake the relevant planning'.

Professor Wilson said that the first issue to be settled was whether or not further development would be permitted in flood-prone areas. He believes that based on existing knowledge of flood prone areas, appropriate legislation could now be introduced to prevent further development, and this land could be dedicated to green space or revegetated.

However, the success of such a programme would ultimately depend on adequate compensation for those affected.

'Queensland's future security depends on where various levels of government and the newly established Queensland Reconstruction Authority's priorities lie, and this situation will test planning authorities'

## ODD SPOT

A cross-eyed opossum has more than 70,000 Facebook fans, despite being yet to make a public appearance. Heidi the opossum's popularity has exploded on the internet, building anticipation for her July 1 public debut at Leipzig Zoo in Germany. [View video of Heidi >>>](#)

## 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 New sletter Jan-Feb 2011 - <http://eepurl.com/ctOv5> 9:09AM
- Partnership Property Group New s Update - <http://eepurl.com/b905H> 2:40AM
- Partnership Property Group Christmas Office Hours - <http://eepurl.com/bXy-9> 2:57AM



environmental sustainability credentials,' Professor Wilson said.



We await the various recommendations of the Queensland Reconstruction Authority with interest. With all eyes on Queensland's recovery, we have the opportunity to model and map out a bright new future for our wonderful state, and make it even better than before. Are we up to the challenge? With a little help from our friends – the answer, quite simply, is yes - we are, after all, Queenslanders.

*All the best from Robert Fuller  
and the team at Partnership Property Group*

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## PROPERTY OF THE MONTH

### Gaythorne Townhouses - Priced to Meet The Market! From \$495,000



Just 7km north of Brisbane CBD, well serviced by public transport, schools, and retail centres, are these superior 3 bedroom, 2 bathroom townhouses.

[View this property on our website](#)

Plans, Schedule of Finishes, Financial Statistics and Property Brochure available.

Call Robert on 0419 026 643 for availability, or email [pam@ppga.net.au](mailto:pam@ppga.net.au)

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## IN THE MEDIA

### Floods' economic pain is greatly exaggerated

*Brisbanetimes.com.au*, January 31, 2011

Most of us are back at work, but the silly season won't be over until we get the Queensland floods into perspective. They are a great human tragedy, but they're not such a big deal for the economy. [Read more](#)

[>>>](#)

### **Flooded properties to bounce back in value**

*API Magazine*, January 28, 2011

Investors affected by the recent floods in Brisbane may discover their property's value increases again sooner, rather than later. National Property Research says engineers, geologists and hydrologists are already considering new mitigation strategies. [Read more >>>](#)

### **Aussie dwelling values tread water in December- RP Data – Rismark Home Value Index Release**

*RP Data*, January 31, 2011

Based on more than 357,000 sales in 2010, the market leading RP Data-Rismark Hedonic Home Value Index reported modest 4.7 per cent growth over the 2010 calendar year across Australia's combined capital cities, which was in line with original Rismark and RP Data forecasts. [Read more >>>](#)

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

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## **PROPERTY MANAGEMENT NEWS**

### **Rental markets to tighten further this year**

*API Magazine*, January 31, 2011

Rental rates in Australia have grown by 2.9 per cent over the past year, according to research from RP Data, and are expected to experience further growth in 2011. [Read more >>>](#)

### **Top suburbs for rental returns**

Australian Property Investor has identified the top five suburbs, based on research by RPData, for rental returns in each state and territory in the country. These are:

**Victoria - Roxburgh Park (13 percent)**

**Western Australia – South Hedland (12.9 percent)**

**New South Wales – Sapphire Beach (9.5 percent)**

**Queensland – Sippy Downs, Sunshine Coast (9.7 percent)**

**South Australia – Whyalla (7 percent)**

**Australian Capital Territory – City (5.9 percent)**

**Northern Territory – Woodroffe (6.4 percent)**

**Tasmania – Queenstown (8.7 percent)**

Source: RPData

**[View our latest rental listings](#)**

For your property management enquiries, email  
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