

Email not displaying correctly? [View it in your browser.](#)
"Don't forget to add our email address to your address book to ensure images are turned on automatically."



PARTNERSHIP PROPERTY GROUP NEWSLETTER

March 2011

Issue 02

March 2011

Editorial

Queensland Property Industry - Back in Business? YES WE ARE!!

Feature Properties

Nundah
Gaythorne

In the Media

News Headlines & Links
Focus on China

Property Management News

Articles:

[Melbourne now ranked the second most liveable city in the world for 2011 in annual survey by the Economist Intelligence Unit](#)

Nothing takes the edge off global warming like a nice cold G&T



www.kudelka.com.au

QUEENSLAND PROPERTY INDUSTRY - BACK IN BUSINESS? YES WE ARE !!

The biggest challenge now facing the property industry is the public perception outside South-East Queensland that we are not yet back in business - investors are turning away as a result of authorities moving too slowly to restore confidence in the economy.

According to Property Council of Australia Queensland Division Executive Director Kathy Mac Dermott, this perception does not



PLANNING TO BUILD, RENOVATE, OR LOOKING FOR D-I-Y TIPS?

align with the reality on the ground, and that this is a major impediment to our economic recovery.

'Brisbane's CBD is back in full swing. Our industrial and retail property sectors are also back operating'.

'It is important to recognise that the majority of properties received no damage, and many of those that did experience some flooding bounced back incredibly quickly'.

The Property Council is calling on the State Government to immediately tackle this issue head on. We need a bigger push on the 'back to business' message.

Evidence of Brisbane's resilience comes from analysis of growth trends, which indicate the top two states for investment are currently Queensland and New South Wales.

According to John Edwards, CEO of ResidexMarketWrap, February 2011:

'The Brisbane market is going to experience resurgence in demand as it moves to overcome its recent flood damage. Infrastructure redevelopment means that the existing shortage of up to 7,000 properties is going to cause the market to move into a growth period, coming out of a mild correction period last year. It is clear that even prior to the floods, the market was moving into positive growth stakes. The adjustment for the quarter (ending January) was 1.08 per cent, with more than that amount of correction being seen in the month of January. We would expect more adjustment in February, and should see the market start to move forward from now as savvy investors drive the market as they seek to take advantage of a potential rental shortage resulting from the floods'.

That said, PRDNationwide has nominated 11 'Brisbane Hotspots' based on the fundamentals of affordability and accessibility.

Author of the report, property researcher Aaron Maskrey said that several picks for 2011 are located in the middle north of Brisbane, where much of the development in transportation infrastructure has taken place'. 'The Northern Link and Busway are expected to be open in mid-2012 and shall have a positive impact on the northern region of the city.'

Mr Maskrey said those suburbs lying closer to the city will experience greater demand for property first, which will then ripple out to the outer suburbs.

'Investors would be wise to enter into the middle north Brisbane market before developments are completed,' he said.

List of Brisbane Property Hotspots for 2011:

- Albion (houses and units)
- Bulimba (units)
- Chermside (houses)
- Grange (houses)
- Hawthorne (units)
- Kedron (houses)
- Milton (units)
- Seven Hills (houses)
- South Brisbane (units)

2011 The Courier-Mail and The Sunday Mail Home Show, Brisbane

Where: **RNA Showgrounds**

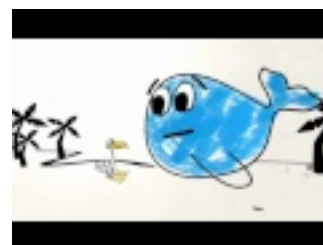
When: **March 5 - 13**

Open 10 till 5 daily until 9pm Thursday



DONATE TO CHRISTCHURCH

Shaken Az: Beached whale boys call out for quake aid



The famous "Beached As" whale is back to help promote the efforts of the NZ Red Cross donation appeal for families affected by the earthquake

[View Video](#)

HOW YOU CAN HELP

ODD SPOT

- Wilston (units)
- Woolloongabba (units)

Partnership Property Group has a range of great properties available now, so if you are thinking of investing in Brisbane, talk to us soon!

All the best from Robert Fuller

and the team at Partnership Property Group

FEATURE PROPERTIES

Nundah - New Two Bedroom Apartment in Boutique Development **\$465,000**

Featuring front and rear balconies, and superior finishes throughout, the complex has a communal area for residents, as well as a separate drying court, undercover basement parking as well as on-site visitor parking.

Air-conditioning to living area
Stainless steel Omega appliances
Granite bench-top
2-pac vanity to bathroom
Ceramic tiles to living area
Carpeted bedrooms
Audio intercom access
Security lighting
Access to car-park via remote control

For more information call Robert 0419 026 643 or email pam@ppga.net.au

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.



Germany, desperate to increase its birth rate, is **proposing a law to allow children under six to laugh, shout and play at any volume**. The move follows a series of lawsuits over noisy children and calls to ban kindergartens from residential areas because they were too loud

The Age, February 2011

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
March 2011 New sletter - <http://eepurl.com/cNB1E> 5:24AM

[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

To view more of our properties for sale go to <http://investment-realestate.com.au>

IN THE MEDIA

Rates Further Hit Housing Affordability

Housing affordability slumped 10 per cent during 2010 as a result of four interest rate rises, compounding an already dwindling supply of new homes, a housing lobby group says. *Nine MSM Finance*. February 28, 2011. [Read more >>>](#)

New data gives mixed signals on interest rates

NEW construction work data and the labour price index gives mixed signals for the outlook for interest rates, economists say. *AAP*, February 23, 2011. [Read more >>>](#)

Focus on China

According to Michael Matusik, more Chinese investors will soon be on their way to Australia:

'Pushed by fears of the inflationary effects of rapidly escalating property prices and the social effects of the decreasing affordability in major Chinese cities, the Chinese government has introduced tough new rules.

Announced on 27 January 2011, strict new property rules now apply to residential property investments in China, which will undoubtedly have a significant impact on Chinese property investors. These include:

- Buyers of second homes will require a 60% deposit
- Ban on families purchasing a third home
- Allowed to purchase only one home outside their registered home city
- Stamp duty on full home sale value if sold within five years
- Stamp duty up to a maximum of 16% if sold within one year

Changes to town planning rules will also have an effect, with up to 70% of all land for new housing development being for affordable or social housing.

- 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



These new rules are likely to have a significant impact, and in particular, the setting of home selling price targets with heavy financial penalties if values go beyond the targets set. As a result of these changes, we anticipate that Chinese buyers may reconsider their local property purchases and evaluate alternative investments elsewhere'.

For live, updated property news feeds go to our website

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

PROPERTY MANAGEMENT NEWS

Breaking the mould

Mould is proving a major concern for tenants and landlords after increased rainfall and flooding across the state.

As mould can take weeks to emerge after flood waters recede, the number of rental properties affected by the problem is expected to rise.

The RTA's contact centre has been fielding an increasing number of calls about who is responsible for removing mould from rental properties. The answer depends on why the mould is there in the first place.

Although the [Residential Tenancies and Rooming Accommodation Act 2008](#) doesn't make specific reference to mould, it does detail requirements about the standard maintenance of a property throughout the agreement.

Based on these standards, it's the responsibility of the tenant to notify the landlord or agent of any mould.

If the mould is a result of fair wear and tear in the premises, it is the landlord's responsibility to clean the mould and make any repairs necessary to maintain the property in good repair.

If the tenant caused the mould, they are responsible for its removal and repair of any damage that may have been caused.

For example, if the tenant continually allowed steam to build up in the bathroom and kept all windows shut or extractor fans turned off resulting in mould, then the tenant may be liable. But if the mould is a result of a structural issue, then the landlord would be liable for the repairs.

If the landlord or tenant can't agree about how to deal with the issue by talking with each other, the RTA's Dispute Resolution Service may be able to assist. You

can apply for this service by lodging a [Dispute resolution request \(Form 16\)](#).

If dispute resolution is unsuccessful, an application can be made to the Queensland Civil and Administrative Tribunal (QCAT) for an order.

[View our latest rental listings](#)

For your property management enquiries, email rebecca@ppga.net.au



[Unsubscribe](#)

[Forward](#) this email to a friend

[Update your profile](#)

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

Email: info@ppga.net.au

© 2010 Partnership Securities Pty Ltd - Brisbane Real Estate. ABN 41 084 408 435. All Rights Reserved.



Sent to pam.dicaprio@hotmail.com: [unsubscribe](#) | [update profile](#) | [forward to a friend](#)