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## PARTNERSHIP PROPERTY GROUP NEWSLETTER

Easter-May 2011



ARTIE.COM

Wishing you a very special Easter!

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### TAKING STOCK - EASTER 2011

This year has without doubt been a very difficult time for many, and Easter provides the opportunity for a well-deserved break and to take stock.

Reflecting on the earlier part of this year, Michael Matusik, in his current article, '[3/11](#)' offers an assessment of the Australian residential property market. In summary, Matusik says that while conditions in Australia are soft, the market will improve, as it always does - quite simply we are at the **bottom of the market cycle**. This represents the **best time to buy**, as current prices offer unrepeatabe value. Matusik believes that 'timing' when investing in property is second only to 'location', and too many people buy in an upswing in property prices rather than in a downswing, when prices are at their lowest. The issue appears to be one of buyer confidence - people will often wait to see what others are doing before making a move.

## Issue 04

Easter-May Edition  
2011



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### Editorial

Taking stock - Easter  
2011

### Feature Property

Bahrs Scrub \$415,000

### In the Media

News Headlines & Links

### Property Management News

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Matusik also notes that over the last two years, residential property values across much of Australia have risen considerably, in many cases by over 20%, while rents have risen on average by 8% since late 2008.

Definitely food for thought. Once again, it highlights the fact that residential property investment is best considered a long term investment, and if one considers what is happening in South East Queensland, residential property prices can only go up. According to [Queensland Government population projections to 2056](#), Queensland is expected to reach a population of 9.1 million by 2056. Additionally, investment in infrastructure spending to 2031 is estimated to be around \$60.4 billion ([South East Queensland Infrastructure Plan and Program 2010-2031](#)).

Warren Buffet, one of the most successful investors of our time, was quoted as saying, 'Risk comes from *not* knowing what you're doing' - so if you are thinking of investing in the Queensland property market, but hesitating due to current uncertainty, talk to us and we will show you why now is a good time to invest.

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

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## PROPERTY OF THE MONTH

### Bahrs Scrub



### 11 Jubilee Court, Bahrs Scrub, QLD, 4207 - \$415,000

This single level home is situated on the elevated side of Jubilee Court, with stunning views of the adjacent park. The quiet, family-friendly street offers an ideal lifestyle in the highly sought-after Bahrs Scrub neighbourhood. North facing, with an open-plan layout, this home provides spacious indoor and outdoor entertainment areas, perfectly designed to enjoy the Queensland climate all year round.

## Thought for Easter...



**Easter spells  
out beauty...  
the rare beauty  
of new life.**

**S.D. Gordon**

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## Today's Interest Rates

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

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## Stamp Duty Collector

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

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## Investment Property Calculator

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



- Partnership Property Group

#### Property Features:

- 557 metre block
- 2 living/lounge areas
- brick and tile exterior
- tiled kitchen, bathroom, & living areas
- stone bench-top
- carpeted bedrooms
- split-system airconditioning in master bedroom and living area
- master bedroom with walk-in-wardrobe and en-suite
- deluxe stainless steel appliances
- alfresco patio
- side access
- sectional garage door with remote
- 5000 litre water tank

Estimated rental income \$420 per week.

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

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## IN THE MEDIA

### Arana Hills among top property hotspots in Australia

ARANA Hills on the northside has been revealed as the Brisbane suburb which represents the best value for home buyers and investors. A new report released by St George Bank, which was prepared by RP Data, found that houses in Arana Hills were among the nation's best hotspots. *The Courier Mail*, April 20, 2011. [Read more >>>](#)

### Decreased house prices 'normal'

House prices appear to be falling around the country, but the Real Estate Institute of Australia (REIA) says the latest figures are nothing to worry about. President David Airey says the REIA is yet to release its review of Australian house prices, but decreases in most states are a normal part of the cycle. *APN*, April 19, 2011.

[Read more >>>](#)

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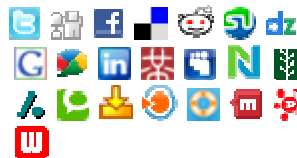
<http://investment-realestate.com.au/>

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## PROPERTY MANAGEMENT NEWS

April 2011 Newsletter - <http://eepurl.com/dbouA3:35AM>

- Partnership Property Group March 2011 Newsletter - <http://eepurl.com/cNB1E5:24AM>
- Partnership Property Group Newsletter Jan-Feb 2011 - <http://eepurl.com/ctOv59:09AM>





## Rents to rise as supply shortens

Brisbane rents are expected to rise this year as a shortage of vacant properties leads to a market squeeze in the wake of January's flood.

The rental vacancy rate in the city has fallen from 2.6 per cent to 1.8 per cent since September last year, according to the Real Estate Institute of Queensland.

In Brisbane's inner-city alone the rate has fallen 0.9 per cent to 1.6 per cent.

The true impact of house and unit supply shortages is not expected to become evident until June, as prices remained relatively unchanged for the three months to March, RP Data research analyst Cameron Kusher said.

*Brisbanetimes.com.au*. April 15, 2011. [Read more >>>](#)

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For your property management enquiries, email [rebecca@ppga.net.a](mailto:rebecca@ppga.net.a)



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