



Govt reveals plan for booming SE Qld

Petrina Berry and Jessica Marszalek
July 28, 2009 another 754,000 homes will be needed in Queensland's southeast corner, with the population expected to grow from 2.8 to 4.4 million by the early 2030s, a new report says. Queensland's Planning Minister Stirling Hinchliffe released the updated South East Queensland Regional Plan in Brisbane on Tuesday.

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Mr Hinchliffe said the regional plan would also protect 85 per cent of southeast Queensland, including koala habitat, from urban development. He said the regional plan would encourage development away from the coast and towards a corridor west of Brisbane. Brisbane and the Gold Coast are expected to take about a fifth of the new homes each, Ipswich 16 per cent, the Sunshine Coast 13 per cent, Moreton Bay 11 per cent and Logan nine per cent.

"But we can't have that across the whole of the region without breaking out and creating that sprawl that we don't want to have, without damaging the 85 per cent of the southeast that's being protected," Mr Hinchliffe told reporters. Mr Hinchliffe said the plan set an urban dwelling target of 15 homes per hectare but would protect the "great backyard" as a housing option.



Housing prices up in sign of recovery

AUSTRALIA's housing recovery is under way, with prices jumping 3.3 per cent in the June quarter -- the strongest quarterly growth recorded in house and unit prices since December 2007.

The figures were revealed in the latest Australian Property Monitors' Quarterly Housing Data report

"The consolidation that began in the March 2009 quarter has now transformed into strong growth across the country," APM economist Matthew Bell said.

He said that while low interest rates, flat prices and first-home owner grants supported the affordable end of the market through the end of last year and early this year, "it's the upper end of the market that's driven the strong growth in the major capitals in the June quarter".

For Sydney, Melbourne and Brisbane, he said, median prices in the top 50 per cent of suburbs grew by nearly double the rate of those of the bottom 50 per cent.

Seview Villas UPDATE

We are happy to report that our customers who took our advice and ran with the Seaview Villas project are already realising a return on investment!

A local purchaser recently bought for \$537 000.00.

All bodes well for the future.

RP Data-Rismark National Home Value Indices out today.

A 4.5 per cent increase in Australian home values in the first half of 2009 heralds good news for the property market with improvements being recorded across all market price segments according to the combined RP Data national research director Tim Lawless confirmed that prices improved across all price segments over the last six months, however growth is moderating as we move into the second half of 2009.

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Rismark International managing director Christopher Joye said "Outside of cash, Australian residential property has proven to be a safer store of wealth for households than shares or commercial property."

Mr Lawless said "The recovering residential environment comes as consumer and business confidence records large improvements. Housing finance approvals are trending upwards for both owner occupiers and investors, and auction clearances are averaging more than 70 percent across the nation."

Commercial Newsletter a necessity

In the past our focus was predominantly on residential property however we have realised there is a great opportunity to move with market trends. Commercial property is becoming more and more attractive to investors and therefore we have decided to include a segment on commercial property in this newsletter. Although our focus was residential our long association with commercial property will become part of our watchlist, where returns are achieving above 9 %.



Shopping centre demand rising

TENANT demand at shopping centres has increased on the back of stronger consumer sentiment, according to research from Jones Lang LaSalle. The real estate agency's second quarter rental data provides some evidence of a stabilisation in the market, with most sub-sectors recording slightly stronger rental growth in the second quarter than in the first three months of the year.

The other area showing some increased optimism was the investment market.

"We definitely saw an improvement in tenant demand levels in the second quarter relative to a particularly weak start to the year, when there was a distinct lack of confidence in conditions among retailers," Mr Doherty said.

The other area showing some increased optimism was the investment market.

"The second quarter witnessed a material increase in activity, with 27 major retail transactions (more than \$5 million) totalling \$530.4m recorded, representing an increase of 39 per cent on the corresponding period last year," said Simon Rooney, the company's national head of retail investments.

"These sales reflect an average transactional size of \$19.6m, evidence of the strong level of activity within the \$10m to \$40m pricing bracket."



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