

Prices tipped to rise in Brisbane rental market.

INVESTORS will be smiling but renters could be feeling the pain if the prediction of rising rents from Australian Property Monitors eventuates.

After a year in the doldrums, Brisbane rents are tipped to out perform Sydney and Melbourne with growth of 8% predicted this year. Australian Property Monitors forecasts Brisbane median house rents will increase nearly \$40 a week up to \$400 a week by the end of the year. Brisbane's median house rents will outstrip that of Melbourne if the forecasts are correct.

Brisbane and Perth are tipped to show the biggest percentage rate rises as their property markets catch up on growth already seen in Sydney and Melbourne.

Mr Bell said improving employment, the end of the first home buyers boost and low vacancy rates all pointed towards rising rents.

"On the supply side, there simply aren't enough new properties being built for investment purposes to meet increased demand," Mr Bell said.

He said landlords were also facing rising costs and predicted asking rents would rise steadily throughout the year.

RPData said some Brisbane suburbs had strong rental growth in 2009.

SOURCE COURIER MAIL 13/01/2010



Brisbane hotspot suburbs 2010

The following suburbs of Brisbane have the potential to perform over the coming year. The criteria needed to meet this status are:- A properties proximity to reliable transportation nodes that provide easy access to employment and amenity is key. Looking ahead, as congestion looks to strangle many major Brisbane roads, alternative routes or modes of transportation

Plantations

The place you'll love to call home at Beenleigh



FROM \$229 000







Plantations at Beenleigh offers you a secure, contemporary lifestyle conveniently located within walking distance to Beenleigh Village, local schools and public transport. 25 minutes from Brisbane and 25 minutes to Surfers Paradise. Plantations at Beenleigh is offering a variety of stylish one, two and three bedroom apartments with prices starting from \$229,000, it is without a doubt, The place you'll love to call home!

Beenleigh is undergoing incredible growth across all sectors with impressive retail, industrial, residential, infrastructure and planned commercial facilities enriching the area. Already an established community with extensive education, sporting and recreation amenities, Beenleigh is an attractive alternative to inner city living for astute investor' and first home buyers.

The characteristics of relatively low entry prices, high gross yields, strong population growth and large infrastructure spending make Beenleigh a perfect fit for Blue Sky RAMs investment requirements.

Beenleigh Facilities

Beenleigh CBD is positioned within a two minute walk of the Plantations site. Other important features of Beenleigh include:

- 8 secondary schools (3 State / 5 Independent), and 11 primary schools (5 State / 6 Independent);
- Major shopping centres and Logan Hyperdome are within a 5 minute drive;
- Logan Hospital is capable of handling more than 32,000 patients a year and more than 320,000 outpatients;

BREAKING NEWS BREAKING NEWS BREAKING NEWS

The Reserve Bank Australia (RBA) left its key cash rate at 3.75% on Monday

is crucial. Due to this, several top picks for 2010 are influenced by key infrastructure improvements currently under development, improving the accessibility to the area.

The picks for 2010 come from a combination of new improvements to the surrounding infrastructure and a solid source of demand to help springboard the area forward, these include:-

Nundah	(Houses and Units)
Chermside	(Houses and Units)
Fortitude valley	(Units)
Cannon Hill	(Houses)
Bracken Ridge	(Houses)

See next months newsletter for mor details and an in depth report.



The worst of the economic downturn has passed.

Calendar year 2009 has been a period of great change for nearly all property classes and signs are now being seen which indicate that the worst of the economic downturn may have passed. As people recover from the initial shock of the Global Financial Crisis and general economic sentiment improves, it is being seen that the rough of the downturn has not been as detrimental as originally thought. Retail turnover locally and nationally have held up remarkably well despite the economy.

In a period where yields have significantly weakened throughout asset classes, the Brisbane retail property market has proved surprisingly resilient, and has continued to show signs of strength with demand from supermarkets, retail food and retail services remaining quite strong.

A sector which has shown strong resilience to the downturn is neighbourhood shopping centres valued at between \$3 million and \$10 million. These centres, which are generally anchored by a minor or major grocery store and provide a good tenancy mix of specialty retailers, are still transacting with yields between 7.50% and 8.00%. Positive growth for the Brisbane retail property market is expected to begin with a gentle upturn toward the end of next year with a more robust pickup not expected until 2011 to 2012. This rebound will initially be driven by a recovery of the residential market, which will be largely aided by Brisbane's rapid population growth, followed in turn by a pickup in household expenditure, and ultimately business investment.

HERON TODD WHITE REVIEW



BRISBANE INVESTMENT



4 Leichardt St. SOUTH BRISBANE

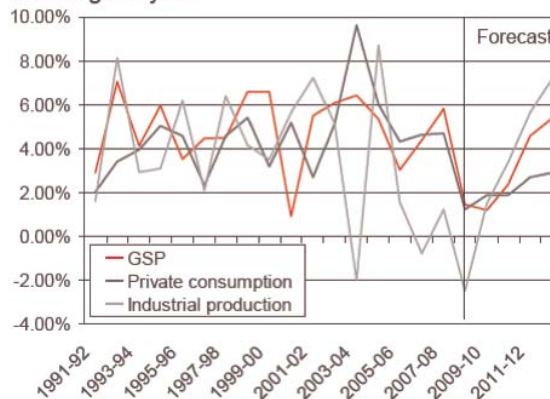
- 12 km from central CBD
- High traffic location
- Showing high returns
- Long Lease periods

Improvement from 1st half of 2010 expected

Source: Access Economics Analysis: Westpac Property Forecast

GSP, industrial production and consumption - Queensland

% change in year



- The majority of weakness is expected to occur over 2009, before picking up in 1H 2010.
- Private consumption is forecast to grow below average levels through to the end of 2010.
- While industrial production is forecast to grow at around average levels over the forecast period. We expect this is due to the recovery in demand for resources from China, which appears to be occurring a bit earlier than anticipated.

