



This newsletter has been designed to keep you updated on what is happening within the industry and our real estate office

GOLD COAST TRAM DRIVES \$6B DEVELOPMENT BOOM



tax
refund

END OF FINANCIAL YEAR STATEMENT

Your complimentary
End of Financial Year
Statement will be sent
with this month's
statement

SIMPLIFY

INSPIRATIONAL QUOTE

*"You know your financial
intelligence is increasing if
as you get older your
money is buying you more
freedom, happiness, health
and choices in life."*

~ Robert Kiyosaki

IMPORTANT: This is not advice. Clients should not act solely on the basis of the material contained in this newsletter. Items herein are general comments only and do not constitute or convey advice per se. Every effort is made to ensure the contents are accurate at the time of publication. Clients should seek their own independent professional advice before making any decision or taking action. We take no responsibility for any subsequent action that may arise from the use of this newsletter. Published by REAL ESTATE WORKS - www.realestateworks.com.au

THE Gold Coast is riding the golden rail, with a \$6 billion building boom tracking alongside the trams. The construction zone will be along a narrow 8km corridor, with Broadbeach leading the way accounting for \$4 billion of projects and the rest split between Surfers Paradise and Southport.

Powering this investment in tourism accommodation and residential super towers is the light rail, say key stakeholders.

Planning documents provided exclusively to the Bulletin show the Broadbeach skyline could potentially boast up to 23 cranes.

At least four projects, including the Pacific Fair renovation and a new tower at Jupiters Casino and Hotel, will provide a guaranteed \$1 billion economic boost from their construction.

Broadbeach-based city councillor Paul Taylor estimates the area will undergo a \$4 billion makeover in the lead-up to the 2018 Commonwealth Games.

"There is easily around \$3 billion to \$4 billion worth of projects going on here right now," Cr Taylor said. "We're building a city, and this is one of the engine rooms.

"These investments in my division are on a big scale."

Council planning committee chairman Cameron Caldwell said Broadbeach was "living up to its expectations".

"Broadbeach has benefited from the light rail and the confidence in the market shown by the big investments at Jupiters and Pacific Fair particularly," Cr Caldwell said.

Geoff Hogg, the Queensland managing director of Echo Entertainment Group, said it was an exciting time for Broadbeach and the Coast.

"We are thrilled to be a part of this resurgence and we are keen to ensure our plans help to further connect the local precinct," Mr Hogg said. The Broadbeach resurgence follows investors having targeted old sites along the Southport section of the light-rail route.

Planners confirm that Southport, since being declared a Priority Development Area by the council in October 2013, has had 36 approvals for major developments.

The projects do not include preliminary approvals such as Star of the Sea, Meron St's "Imperial City" or Cienna.

Southport-based councillor Dawn Crichlow acknowledged the positive impact of the light rail but pointed to the key role also played by the PDA.

"One of the major reasons we have the development there is because we've got the PDA," Cr Crichlow said.

Despite fewer available sites, Surfers Paradise has at least 15 major projects being developed, including the \$1 billion Jewel and the \$600 million Sunland Mariner's Cove.

The latest projects include the International Beach Resort along The Esplanade and redevelopment of the Sheraton Mirage after the Aquis Group in recent months targeted those sites.

~ Paul Weston and Andrew Potts: GC Bulletin
June 2015

INTEREST RATES ARE STILL DOWN



The hot topic in property news is the current interest rates. Will they go lower or will they increase? No-one has a crystal ball, no matter what the economists may predict.

We are having discussions every day with home buyers and landlords talking about how the market and interest rates will affect their future investing. Should they buy now or will prices drop more?

The answer is... property prices are increasing in many areas around Australia – and we are starting to see key areas boom and receive record price sales. There will always be a bargain to pick up, but the market is turning.

Low interest rates are one of the indicators in the property cycle that things are improving and a property boom often follows.

If you are in a position to buy, now is a good time to consider buying another property.

We are also asked whether to have a fixed or variable interest rate on properties. While this question can be complex depending on your circumstances and financial planning, the fact that rates are low means that if you have been on a variable rate... each month the news has been getting with additional savings. Once again, the reality is no-one knows what turn of events will happen next month. If you are undecided, it may be an option to consider splitting your loan to fixed and variable.

INSURANCE IS VITAL

Two of the most important insurances you need are Building Insurance and Landlord Insurance. Storm damage to rental properties has seen a marked increase in the number of claims being paid to landlords that can be in excess of \$100,000s to repair storm damage. Imagine if you did not have insurance and you had to pay this out of your own pocket.

CRAMPED LIVING CONDITIONS?

LighterSide
OF REAL ESTATE



LET'S UPGRADE YOUR LIFESTYLE.
CALL ME!

FRIENDS & RELATIVES NOT ALWAYS THE BEST OPTION

Have you thought about renting your property to a friend or relative? While this can seem like the easy solution... and we love them dearly, the outcomes and stories of others can be a deterrent. Just something to think about... What happens if they encounter financial hardship and cannot pay the rent? What happens if there is major damage to the property? What happens when it is time to increase the rent to maximise your Income on the investment? What happens if there are complaints? It can work for some investors if nothing goes wrong, but before you decide to offer your property to a friend or relative be prepared for the what if... something goes wrong.

SMOKE ALARMS SERVICES

As from 1 July 2015

Lease Renewal - \$20

New Lease - \$35

Routine Inspect - No Charge



Real Estate Works

MAKING
REAL ESTATE WORK

