



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



We wish you and your family a hopping happy Easter. May you enjoy this special time of year with your family and friends.

SUDOKU COFFEE BREAK

Every row & column, and 3X3 box, must contain the numbers from 1-9. Good luck!

	3	5						
8			4	5	2			
2			6		8			
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	1	2				9	5	
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INSPIRATIONAL QUOTE

“Good things come to those who wait... greater things come to those who get off their ass and do anything to make it happen.” - Unknown

SALES OF UNITS SOARING

APARTMENT sales on the Gold Coast have hit levels not seen since before the global financial meltdown, according to new research.

Property consultancy firm Urbis has released its first report on the Gold Coast Apartment market for the December quarter.

It reveals that the 300 sales for the final three months of 2013, which came from projects including Zephyr at Harcourt Quays, was the highest [number](#) of quarterly sales since the Global Financial Crisis.

Senior consultant Lynda Campbell said a lack of supply was driving the strong sales.

“There’s limited choice, not in resales but for new apartment stock,” Ms Campbell said.

“Zephyr has 75 units and that sold out all in one quarter. It has been a long time since we’ve seen that happen.”

Ms Campbell said other drivers were the light rail system, the upcoming Commonwealth

Games and Southport being declared a Priority Development Area.



The report, to be released today, also revealed a “critical undersupply” of low-rise apartments which Ms Campbell said was because developers found them uneconomical to build.

Continue Over >

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Instead they were favouring townhouses because they were a more affordable product to offer to market.

The supply of new apartments was at its lowest level in a decade at just 660, with 500 of those were in high-rise buildings.

Ms Campbell said that undersupply would be addressed when 1700 new apartments came onto the market, including the Ho Bee tower in Surfers Paradise (pictured left), which once complete will have a total of 223 units.

29/03/14 GC Bulletin – Alister Thomson

REMINDER

Is your Public Liability Insurance up-to-date?

It is a requirement for all owners to have a minimum of \$10 million public liability insurance cover on investment properties to protect you in times of a slip and fall at the property.

If an injury was to occur at the property and you were uninsured it could cost you your investment. Please feel welcome to contact our agency to discuss any questions you may have.

**MAKING
REAL ESTATE
WORK FOR
YOU**



GOLD COAST LIGHT RAIL UPDATE

First tram to reach Broadbeach signals end-to-end light rail testing underway March has been a month of milestones with the latest step closer to G:link operations seeing a tram in Broadbeach for the first time.

The Gold Coast light rail project today covered the entire 13 kilometre Stage one route with a testing tram for the first time.

GoldLinQ Communications Director Jason Ward said the G: had arrived in Broadbeach after almost eight months of testing through Southport and Surfers Paradise.

“With wires now live for the complete system and trams through the heart of Surfers Paradise last week, it is exciting to see the trams make their way to the end of the line,” Mr Ward said.

“Broadbeach South Station is the terminus for the Stage one light rail route and will serve as a major bus and tram interchange, which will see Gold Coast residents and tourists link southern Gold Coast bus services seamlessly with a tram heading north in the city.

“Following low-speed, police escorted trials this week, trams will progressively reach operational speeds through Surfers Paradise and Broadbeach.”

Milestones reached in March have included the final section of the system energised to pave the way for tram to test through to Broadbeach and the first tram through the heart of Surfers Paradise on 10 March.

GoldLinQ CEO Phil Mumford said trams reaching their southern-most point on the Stage one route was a great milestone for not only GoldLinQ staff but also the community.

“Construction through Broadbeach as well as Southport and Surfers Paradise is in its final stages and seeing the trams all the way to Broadbeach South Station shows what progress has been made,” Mr Mumford said.

“The Gold Coast community has watched the light rail project transform from underground services investigations three years ago to track-laying and trams moving around what will be a world-class system.

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AND OPTIMISING YOUR CAPITAL GROWTH

