



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

Gold Coast the next Monte Carlo or Nice thanks to 2018 Commonwealth Games

Monte Carlo



THE Gold Coast has joined the jet set playgrounds of the Cote d'Azur and Ibiza as an investment mecca for the world's multi-millionaires.

And the Gold Coast being mentioned in the same breath as Monte Carlo, Nice and Saint-Tropez is down to the 2018 Commonwealth Games.

Knight Frank's The Wealth Report, in its tenth year, has selected the Coast for the first time citing foreign demand for second homes, property investment and a lower dollar as other factors drawing the rich and famous.

"A popular second-home destination, the arrival of the Commonwealth Games in 2018 has kickstarted investment with a new light-rail system and a AU\$200m airport expansion planned," it said.

"Competitive prices, compared with Australia's top -cities, plus strong fundamentals — population growth and expanding tourism — underpin demand." The report is an analysis of the performance of prime property markets internationally to track wealth trends. Leading demographer Bernard Salt said the

Gold Coast had become to Asia what southern France was to Europe.

"You need to be about four or five hours away by plane ... you want a First World place where there are casinos, health, golf courses, where there's a critical mass of people like the Coast," he said. "Ibiza has it, Cote d'Azur has it, Jupiter Island has it, Cayman has it ... the Gold Coast has it."

REIQ zone chairman John Newlands said in the next year the Gold Coast's popularity among the wealthiest could be comparable with the prosperity of Monte Carlo of old.

"The wealthy will follow each other and you see that in suburbs on the Gold Coast ... they congregate with those of the same sort of ilk," he said. Knight Frank Gold Coast managing director Mark Witheriff said the investment predicted in the report had already started.

"If you look at the premium developments on the Coast in the last seven or eight years there is no doubt some of the high net worth individuals have been investing in the city," he said.

~ Jack Harbour—March 2016 - GC Bulletin



Happy
Easter



INSPIRATIONAL QUOTE

*When you want to
succeed as much as
you want to breathe,
That's when you will
be successful
~ Eric Thomas*

PROPERTY MYTHS AND THE TRUTH

The property market rises in 7-10 year cycles

Most things in life run in cycles, including the property market, however, there isn't just one market.

Different areas and locations can run in different cycles and can easily vary from the 7-10 years that many investors follow.



Some investors are told that real estate is a safe investment because property prices will always rise. But there are no guarantees. The property booms in the mining towns are a classic example of this where many investors are now faced with a dramatic downturn in their investment.

Whether or not your assets will increase significantly in value depends entirely on your property, its location and its individual attributes. The fact is, not all properties are created equal.

When purchasing investment properties don't get caught up in myths – ALWAYS do your research.

Does it have the features that tenants are looking for?

How easy is the property to maintain?

How does the property compare to other properties on the market?

How does the property compare to properties that have recently sold? The asking price and the sale price can be vastly different.

What is the return on the investment?

When purchasing property we recommend that you speak to as many professional experts as possible to seek information and knowledge.



YES!
WE CAN SELL
YOUR PROPERTY



HOW LONG DO YOU HAVE TO KEEP RECORDS FOR THE ATO?

Generally, you must keep your written evidence for five years from the date you lodge your tax return – or, if you:

- Have claimed a deduction for decline in value (formerly known as depreciation) – five years from the date of your last claim for decline in value
- Acquire or dispose of an asset – five years after it is certain that no capital gains tax (CGT) event can happen, so you know you don't need the records to work out a capital gain or loss
- Are in dispute with the ATO – the later of five years from the date you lodge your tax return or when the dispute is finalised.

See your goal

Understand the obstacles

Create a positive mental picture

Clear your mind of self doubt

Embrace the challenge

Stay on Track

Show the world you can do it

Real Estate Works

MAKING
REAL ESTATE WORK
FOR YOU

