



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

## DON'T FORGET

Yes! We do both  
sales and property  
management



We also offer a  
discount to our  
clients

### REMINDER

Have you considered  
and checked out  
landlord insurance?

### INSPIRATIONAL QUOTE

*"Goals. There's no telling  
what you can do when you  
get inspired by them.  
There's no telling what you  
can do when you believe in  
them. There's no telling  
what will happen when you  
act upon them."*

~Jim Rohn

**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](http://www.realestateworks.com.au)

## GOLD COAST BUILDING APPROVALS REACH PRE-GLOBAL FINANCIAL CRISIS LEVELS



**GOLD Coast unit approvals rose by 159 per cent in the May quarter, bringing figures back to pre-global financial crisis levels.**

In the last three months alone, 886 units, townhouses and villas gained Gold Coast City Council development approval. The figure was dramatically higher than the 342 approvals granted during the February quarter.

Details of the extraordinary recovery were contained in the latest Development and Construction Industry Performance Report.

Turner and Townsend construction economist Gary Emmett — who authored the report — said "construction of the Commonwealth Games Village and the health education precinct" had provided a buffer for the city's property market.

"Together with the GoldLinq light rail, employment is expected to improve and this will boost property markets," Mr Emmett said in the report. "Gold Coast dwelling commencements fell from over 7,000 in 2008 to 2,300 in 2013.

"These trends appear to be reversing and

while it is still early days, it can be expected that prices and commencements will continue to improve."

The housing sector also experienced a massive surge in volume with development approvals growing by 32.1 per cent from January to May this year. Mr Emmett said while apartment approvals received the biggest volume spike, houses were tipped increase in value.

"Price growth is returning according to RP Data with houses rather than apartments leading the way so far," Mr Emmett said.

"There was a modest fall in house prices in April and May, but according to RP Data they were increasing again in June. "Brisbane and Gold Coast dwelling prices are up 6.7 per cent year on year.

"With the occasional blip, it seems reasonable to expect prices will continue to trend higher."

Master Builders Gold Coast regional manager John Duncalfe said construction companies needed to capitalise on growth before the 2018 Gold Coast Commonwealth Games. "We need to get building now, not in 2016," Mr Duncalfe said.

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"If you want to put a big residential project on the market for the Games you are better off doing it under today's costs. "If you wait until 2016 labour will be more expensive and your profit margins will be smaller. "The approval figures are very good and I expect we will see more cranes on the horizon soon."

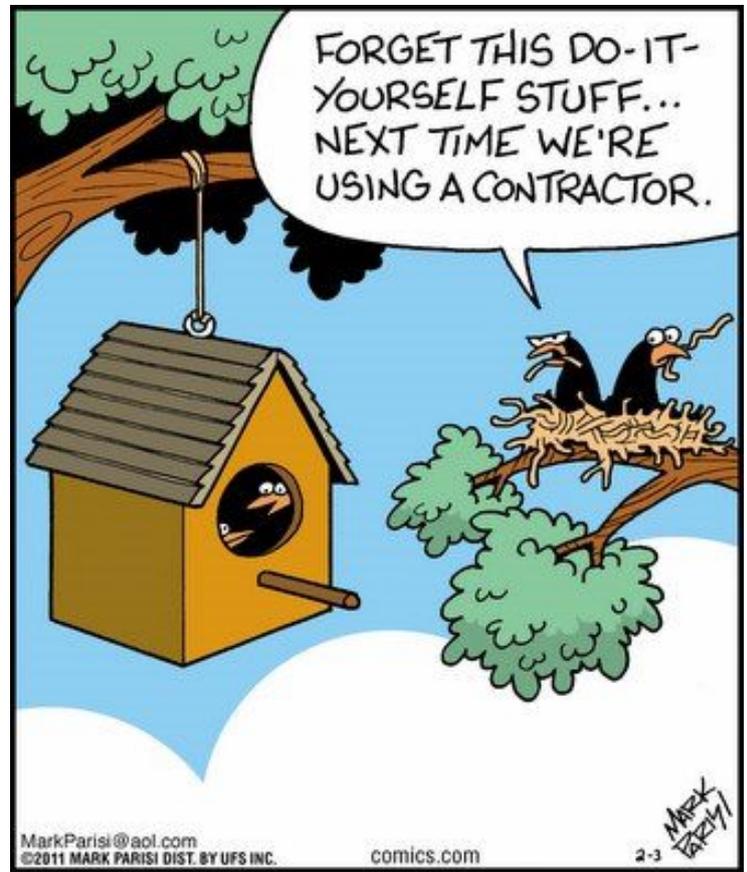
REIQ Gold Coast zone chair John Newlands said the figures showed the Gold Coast would perform well in the next decade. "It is a clear sign of confidence returning on the Gold Coast and developers are here to capitalise on the growth," he said. "It will create heaps of jobs in the construction industry and bring crucial development projects back to the Gold Coast where they can prosper.

"Property prices in major cities have escalated so fast that people are turning to the Gold Coast because of the market's affordability.

"The surge in building approvals means people want to live here and they are willing to build from scratch to do so."

~ Jack Houghton: GC Bulletin Sept 2014

**GOING AWAY ???** If you are going on holiday for an extended period of time please let us know in case we need to contact you in an emergency.



## **SPRINGTIME HAS ARRIVED** **TERMITE INSPECTIONS & PEST CONTROL**



With the weather becoming warmer this is a time when bugs, pests and rodents emerge from their winter slumber and start to look for food and shelter in our homes and the homes of your tenants.

Ants, spiders, wasps and cockroaches become active and are a nuisance to the property and the tenants who reside there. Of great concern are white ants. A moist climate offers perfect conditions for them to become more active.

**Reminder:** It is good practice to have your property pest controlled and/or inspected regularly for white ants/termites.

## **GOLD COAST: PICK UP FOR PROPERTY**

The Gold Coast is enjoying a pick-up in the property markets as capital city growth filters out the lifestyle regions. RP Data senior research analyst Cameron Kusher said new data showed Cairns and the Sunshine Coast had also enjoyed increased sales volumes and property values in the past year.

"The broad trend in the regional markets is that there is a pick-up in the lifestyle markets, although still moderate, while regions (further inland) are lagging behind," he said.

"(The Coasts) have had a tough six or seven years but sales volumes are picking up and...both will see growth over the next 12 months."

Gold and Sunshine Coast sales increased 25 per cent and 22 per cent, respectively, in the 12 months to June, according to RP Data's Regional Market Update.

~ Gold Coast Bulletin September 2014

**MAKING  
REAL ESTATE WORK  
FOR YOU**

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