

Buyers stump up higher deposits

Deposits of 10% or more are now standard as lenders tighten their credit risk policies. Less than 2 years ago lenders were lending the full value of the property (SMH 23/11)

Land deal subject to deal with Greens

The release of 24,000 hectares on Melbourne's fringe hangs in the balance as the Victorian opposition is set to vote down the urban growth boundary. Developers would pay \$95k per hectare to help fund infrastructure (AFR 25/11)

House prices to rise but they're worth it, says RBA

The RBA is not concerned about the housing boom, and warned that prices would climb further because the global economy was growing again. House prices would be boosted by increased population growth and immigration, solid increases in household incomes and "substantial competition" for construction industry workers from the mining sector. One in every seven new houses built was simply replacing existing houses that have been demolished, up from one in every 10 a decade ago.

The price of a Sydney house is \$607,000 after climbing \$39,000 in the past year, a Sydney unit is \$457,000 after climbing \$35,000 (SMH 25/11)

RBA confident of strong surge in growth

Strong mining would underpin growth for years, strengthening the possibility of increases in interest rates as household incomes and the population rise (AFR 26/11)

Building data helps prices gain ground

Construction has increased a seasonally adjusted 2.2% to \$39.6b in the September quarter, public construction rose 17.6% while private construction fell 3% (AFR 26/11)

Overseas demand drives the top end

A record \$20m was paid for a Hawthorn mansion, with agents saying demand from overseas buyers and expats was driving up prices (AFR 26/11)

Office tower buyers return

Commercial office tower markets have bottomed and values are expected to rise as rental returns rise, with due diligence on a number of properties due to change hands in the coming months (AFR 26/11)

Spiralling need in Sydney

An additional 5,000 dwelling are needed on the North Shore, over and above the 5,000 approved since 2005. The Planning Minister says Sydney needs an additional

656,000 dwellings for the extra 1.1m people that will be in Sydney by 2031 (AFR 26/11)

No growth without houses

Property analysts say Australia needs 153,000 new dwellings every year till 2028 as the population increases by 330,000 per annum (AFR 26/11)

Global housing still has a way to go

Australia has the 2nd best performing market in the year to September, up 4.9%, eclipsed only by Israel (AFR 26/11)

Rudd millions prop up building sector

Government injections to health and education are propping up the non-residential building sector, offsetting a reduction in the commercial and industrial sectors. Industry experts predict 11% growth in non-residential building starts in 09-10 (AFR 26/11)

First home buyers fade away

There were 2,626 first home buyers in October, down from 6,079 in September as buyers rushed to capitalise on the full first home buyers grant. Around 59,000 first time buyers entered the market during the last 12 months, an average of 4,900 per month (SMH 28/11)

Report says inner city needs to be spruced up or pulled down

Almost ½ the buildings in Sydney's CBD are obsolete and need to be refurbished or torn down. 46% of buildings in Sydney are over 30 years old, 38% in Melbourne, 35% in Brisbane and 32% in Perth. Tenant demand is expected to rebound in late 2011 (SMH 28/11)

Dubai crunch to hit homeowners

Dubai's request to halt repayments in up to \$60b US of debt could increase borrowing costs for Australian homeowners. The RBA is expected to raise rates 0.25% on Tuesday, with 17 of 18 economists predicting a rise. The RBA may though hold steady until the impacts of the Dubai crisis are known – property prices in Dubai have fell by as much as 50%, with the majority of its debt owed to US and European banks (ST 29/11)

Holiday or TV, it's on the house

Developers are offering free trips to Thailand and flat screen TV's in the hope of luring buyers. At the Dee Why Grand buyers get free blinds, at Homebush Bay a trip for 2 to Thailand or a TV is on offer, Australand is paying the stamp duty at its Wollie Creek Discovery Point development and up to \$100k of furniture is on offer for people who settle before Christmas at the La Maison development at Gordon (ST 29/11)