

## Rents set to rise as land values soar

Rents will face upward pressure to rise as land value increases push up land taxes. This coupled with strong population growth, not enough new properties being built to satisfy demand and greater job security means renters will be more likely to agree to increases in rents (SMH 11/1)

## Home alone: mainly male, middle aged and struggling

An analysis of 2006 census data has revealed that men in their 40's and 50's are the fastest growing part of Australia's live alone population (SMH 11/1)

## Investors face capital gains shake up

The Henry tax review is said to recommend that CGT be at a flat rate or be indexed rather than receive a 50% discount. Concerns are that the favourable tax rate on capital gains has helped fuel the property price booms of the 2000's, as investors bought multiple properties (AFR 11/1)

## Industrial sector set for steady comeback

Industrial property hit rock bottom in 2009 as imports dropped off and business inventories sank to their lowest level in 20 years. The tide has turned though as property groups have recapitalised, imports have risen 5.8% in the September quarter and inventories are now climbing (AFR 12/1)

## Stockland buys housing site

Stockland has bought 62 hectares at Wollert, 27km north of Melbourne. The site has building permits so that it can begin marketing straight away, and could comprise up to 600 homes. This adds to Stocklands previous purchase of 124 hectares at Truganina (west of Melbourne), which will yield up to 1300 house sites. Stockland is looking to deliver house and land packages from \$350,000 (AFR 12/1)

## Calling in development wins Minister cheers and jeers

Developers have backed the Victorian Planning Ministers calling in of a 38 storey apartment block at Box Hill, adding to the 14 projects called in last year (AFR 13/1)

## Home buyers vanish as grant fade

November housing approvals show a 5.6% drop in loans to owner occupiers, loans to first home buyers fell almost 20%. Loans to investors grew 3% (AFR 13/1)

## Tenants warned of steep rent increases

APM forecast rent rises of close to 5% in Sydney as interest rates and land taxes rise (SMH 13/1)

## Resources fuels office boom

The rebound in resource stocks has led to growth in the Perth and Brisbane office markets; in Perth mining companies have 42% of new space and in Brisbane the Governments large infrastructure push is driving demand for office accommodation (AFR 14/1)

## Drafting error puts rezoning in jeopardy

A legislative error by the former NSW Planning Minister and now Premier has placed some rezonings in doubt, as a DA for a Queanbeyan development referred to the wrong section of the Act and were found to be invalid (AFR 14/1)

## Pressing property deadlines

After debt repayments Listed Property Trusts have over \$5b in cash to spend on property (SMH 14/1)

## Jobs surprise builds the case for rate rise

Pressure will be on the RBA to lift rates in February after a record number of jobs were created in December, as the unemployment rate fell to 5.5%. 75% of analysts predict a 0.25% rate rise, up from 60%, as the RBA maybe worried that wages and inflation may rise higher than predicted (AFR 15/1)

## Investors trickle back to housing

ABS figures for November show finance to investors rose 6.6% compared to October, but this is still 30% below the peak of June 2007. Investors preferred inner city and city fringe suburbs rather than the outer ring suburbs preferred by first home buyers (AFR 15/1)

## Market still tough for builders

A recent Master Builders survey revealed builders were doing it tough due to rising borrowing costs and planning red tape. The industry has spare capacity but the availability of staff in growth areas would lead to increased on costs (AFR 15/1)

## Checking in – hotels attract more buyers

Hotel sales are expected to rise as investors believe that values have bottomed out. Sydney and Brisbane are preferred locations as the market is tightly held, whereas in Melbourne new hotels have opened and values have dropped on the Gold Coast. As the economy improves tourism and business travel demand are expected to increase (AFR 15/1)

## Brisbane prices recover

The average price of a house was \$560k in Brisbane for the 6 months to December 09, up from \$511k in the 6 months to June. On the Gold Coast prices rose 7.6% to

\$575k in the 12 months to December. Buyers still faced trouble in obtaining finance and sales volumes were at 30 year lows (AFR 15/1)

### Strata hold-outs forced to sell under new plan

Individual apartment owners could be forced to sell their units to a developer if  $\frac{3}{4}$  of other owners agree. The Property Council proposal says many of the states 65,000 strata buildings are dilapidated and need redevelopment to cope with population growth, however under current laws individual owners can block a redevelopment (SMH 16/1)

### Vacancy rates paint mixed rental picture

Vacancy rates are over 7% in Gordon and Pymble, but below 1% in Hinchinbrook (south east of Fairfield), Campbelltown, Fairfield and Penrith. Analysts say the building of larger townhouses and expensive units in the north shore has targeted a demographic that wasn't there (SMH 16/1)