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RESIDENTIAL PROPERTY

BIS Shrapnel is a fully Australian owned company. The company has developed specialist knowledge in the following areas:

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BIS Shrapnel
Level 8, 181 Miller Street
North Sydney NSW 2060
Telephone 02 9959 5924
Facsimile 02 9959 5795

VICTORIA

BIS Shrapnel
Level 1, Rialto North Tower
525 Collins Street
Melbourne VIC 3000
Telephone 03 9614 0011
Facsimile 03 9614 0033
www.bis.com.au

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Subscription enquiries

Kirrily McNamara
Subscriptions Manager
Email subscriptions@bis.com.au
Telephone 02 9959 5924

Consultancy services

Angie Zigomanis
Senior Project Manager
Residential Property
Email azigomanis@bis.com.au
Telephone 03 9614 0011

Residential property is the major investment for most Australians. But without the information that allows you to judge correctly when to buy and when to sell, you can lose badly.

Success in residential property

As some investors discovered in the late 1980s, residential property can be as risky as other investments. Timing is critical. Judging the best time to buy or sell requires an understanding of:

- interest rate and inflation prospects, short and longer term.
- the stage of the cycle – are houses under or over-priced?
- the balance between housing construction and underlying demand – are supply and demand in balance or does supply exceed demand and by how much?
- prospects for regional population growth through natural increase, overseas and interstate migration, and patterns of household formation.

Most home-buyers consider only short term affordability when making their decision. Their short-sightedness creates opportunities for investors in residential property markets.

Today's key issues

- Will the recovery maintain momentum in 2010?
- What are the prospects for economic growth and interest rates?
- What has been the impact of the deterioration in the world economy on Australia, and what is the outlook for the resources boom?
- How will the rising interest rate environment impact on affordability?
- Has the weaker economy impacted on overseas migration and migration between states?
- How will the removal of the additional incentives to first home buyers influence demand?
- Will rental vacancy rates continue to remain tight and when will rising rents lead to a recovery in investor demand?
- Which city centres offer the best prospects for capital gain over the next three years?
- Is residential property no longer a good medium to long term investment, or will it still experience strong capital growth in the medium term?

The report...

- forecasts annual median house prices to June 2013 for capital cities (Sydney, Melbourne, Brisbane, Adelaide, Perth, Hobart, Canberra and Darwin).
- also provides forecasts for selected regional areas (Newcastle, Wollongong, Gold Coast, Sunshine Coast, Townsville and Cairns).
- forecasts annual rental growth for residential property.
- forecasts economic conditions, interest rate movements and timings
- provides forecasts for net overseas and interstate migration.
- estimates both underlying demand and pent-up demand or excess supply for each city.
- explains the residential property cycle.

Who should subscribe?

- Developers and builders
- Private investors
- Real estate agents
- Financial institutions
- Investment advisers
- Government departments and agencies.

Publication Date

The main report will be available in May 2010, together with an update bulletin in December 2010. This report is only available in hardcopy and the cost of the annual service is \$990.

We also encourage subscribers to contact our team of residential property consultants should they wish to discuss the forecasts further.

Further enquiries may be directed to our Subscriptions Manager, Kirrily McNamara on: 02 9959 5924 or subscriptions@bis.com.au

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