

In this issue, I have some interesting reports available, and next issue I will bring you the forecasts for 2017 and whether houses or apartments are better for capital growth.

Newsletter #03/17:

In this issue:

1. **FINANCIAL TURMOIL**
2. **CURRENT RENTAL RETURNS**
3. **HOUSING BUBBLE**
4. **MELBOURNE, SYDNEY AND BRISBANE PROJECTS**

1. **FINANCIAL TURMOIL**

A most common question we are being asked at the moment is - what does Brexit, China's slowdown, financial upheaval, stock markets rising and falling, the US election result, and general world uncertainty mean for the Aussie property markets?

There has been five stock market crashes or bear markets in stocks in less than 10 years. So what does all this mean for Australian property? A study of previous times of uncertainty can be a telling guide as to what will happen next.

We have an online report available called "Financial Turmoil and Australian Property" available here: -

www.citylifeprojects.net/financial-crisis.php

2. **WHAT ARE THE CURRENT RENTAL YIELDS AROUND AUSTRALIA?**

Current gross rental yields around Australia are as follows:

Houses:

Sydney	Melbourne	Perth	Adelaide	Brisbane
3%	3.4%	3.4%	3.8%	4%

Apartments:

Sydney	Melbourne	Perth	Adelaide	Brisbane
3.8%	4.2%	4.2%	4.9%	5%

3. **AUSTRALIAN HOUSING BUBBLE**

There is a lot of talk, and has been for many years, that Australia has a housing “bubble”.

There are many ways to look at this, but a couple of points of interest. Australian apartments are amongst the lowest per square metre rates for most cities amongst all the world’s nations. The 2015 figures can be seen here: -

www.buy4properties.com/World-Apartment-Prices-Register.php

2016 data will be uploaded as soon as available.

A second point: Rental occupancy rates in all cities (except Perth) remain very high, meaning investors can get full house on their rental properties at yields (as seen above) which are higher than most other nations, plus as can be seen on this chart Australia actually lags many counties in terms of property growth since 1970!

www.citylifeprojects.net/Housing-Bubble.php

4. MELBOURNE, BRISBANE, AND SYDNEY PROJECTS

Malvern, Award Winning Developer sensational low rise development walk to train, near all Universities:

www.citylifeprojects.net/malvern.php

Brisbane, huge riverfront apartments, a perfect alternative to living in a house, rarely seen:

www.citylifeprojects.net/brisbane-riverfront.php

More next issue!