

In this issue, I will bring you information on the big changes about to occur in Melbourne and introduce our new 5 year no vacancy rental assurance.

## **Newsletter #05/17:**

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- 1. BIG CHANGES COMING TO MELBOURNE PROPERTY**
- 2. RENTS CRISIS?**
- 3. FIVE YEAR RENTS ASSURANCE NOW AVAILABLE!**

#### **1. CHANGES COMING**

Changes to Stamp Duty, first home buyer's grants, foreign investor taxes and planning regulations have been introduced or are coming on 1 July 2017.

Who will be the winners, who will be the losers, and what actions should you take NOW?

#### **TIP:**

If you ALREADY own a prime Melbourne property suitable for owner-occupiers, our strong suggestion is not to sell during 2017.

#### **STOP PRESS:**

NSW Government set to follow the Victorian Government!

Join us at our forthcoming seminars in HK and Singapore to get all the information, tips and strategies you will need going forwards.

Visit: - [www.citylifeseminars.com](http://www.citylifeseminars.com) to see dates and to register.

#### **2. RENTS CRISIS?**

The Australian Bureau of Statistics (ABS) projects that the number of lone-person households will swell significantly in the next decade or two, up from 1.8m in 2001, to between 2.8m and 3.7m by 2026. The total population is projected to grow from the current 24.4 million to between 36.8 -48.3 million by 2016, and to be between 42.4 and 70.1 million by 2101. Melbourne is forecast to overtake Sydney, and Brisbane will eventually become a bigger city than Sydney is today. Clearly big changes are coming.

With vacancy rates of all our major cities except Perth below 4% clearly the much talked about oversupply is not happening, and even worse for tenants (but good for those already with property) is we may already be in a rents crisis. Read this interesting story that appeared recently in the Melbourne Age newspaper.

[www.pplprojects.com/rents-crisis.php](http://www.pplprojects.com/rents-crisis.php)

**3. CITYLIFE 5 YEARS RENTAL ASSURANCE INTRODUCED.**

With the changes shortly to hit Melbourne and the current rental situation, some Citylife projects are now approved for 5 years rental assurance with no vacancy for 5 years guaranteed. Current approved projects include Malvern ([www.citylifeprojects.net/malvern.php](http://www.citylifeprojects.net/malvern.php)) and Fitzroy ([www.citylifeproperty.com/pp\\_09.asp](http://www.citylifeproperty.com/pp_09.asp))

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