



NEWSLINK

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Terry's View

Real estate consumers are poorly served by media which provides shallow, generalised coverage of housing markets. Most articles discuss Australia as a single market, which fails to acknowledge the size of the nation and the multiple scenarios occurring in different locations at any point in time. Because most major media originates in Sydney and Melbourne, writers (and the economists they quote) are focused on the two biggest cities and extrapolate that into a national situation. For several years we were told about a national property boom (which never happened), then a national market downturn (which also did not occur) and now a national market recovery (a scenario that fails to describe most locations across Australia). Buyers and sellers need to understand that Australia has thousands of different markets, all doing their own thing, influenced by local conditions. Even within a single city, there are multiple scenarios in play. Some parts of the Melbourne and Sydney markets have had price decline but others have not. Meanwhile, there are strong growth markets in some of the smaller capital cities and in many regional markets. In answer to the question "Is this a good time to buy?", it's fair to say that it's always a good time to buy somewhere in Australia – and that is certainly the case right now.



Terry Ryder
**Australia's Leading Independent
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Owners Ready To Upgrade: Survey

Major property markets are poised for busy activity this Spring, with a new survey showing that home seekers are feeling more optimistic. Property seekers are eyeing Spring with renewed hope of bagging their dream home, with bank research showing consumers have new reasons to be optimistic about housing markets.

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Internal Migration Drives House Prices

Propertyology argues that the type of growth that most boosts real estate markets is internal migration - people moving from one part of Australia to another, as opposed to migration from overseas. It says internal migrants are most likely to buy real estate when they move, while overseas migrants are more likely to rent.

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Survey Of Experts Tips Price Rises

Property values are set to rise in cities across the nation, according to a survey of analysts by comparison website Finder.

In the latest Finder survey, experts gave their forecasts on 12-month change of property prices in Australia's capital cities. With property prices having shown rises in Sydney and Melbourne in both June and July, analysts on average now expect property markets generally will rise over the next year.

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SDA Housing Offers Yields Above 10%

Building new homes for the disability sector can be the gold mine property investors are looking for but be warned - with the high returns come some risks. Homes within the Specialist Disability Accommodation (SDA) scheme can deliver yields of more than 11%, according to Danny Buxton of Triple Zero Property Group.

But such properties cost more to build and can experience periods of vacancy which may erode the otherwise good returns.

Buxton says there is strong demand for purpose-built homes for people with disabilities and current supply is low.

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Taxes Are 1/2 the Cost of New Homes

Taxes and red tape imposed by all levels of government account for up to half the cost of a new house-and-land package, according to new research by the Centre for International Economics.

The research commissioned by the Housing Industry Association found that 10% of all government revenue is raised from taxes on housing. The HIA says the cost is as high as 50% of a house-and-land package in Sydney, 37% in Melbourne, and around 33% in Brisbane, Perth and Adelaide.

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Survey Finds What Buyers Don't Want

It's useful for vendors to know the key factors that deter buyers and comparison website Finder has published a survey which identifies the most common property turn-offs.

Finder surveyed 1,013 Australians about their number one turn-off when looking to purchase a home.

Asbestos and a suburb's crime rate topped the list, with 64% of Aussies admitting they'd reject a home if it had been built using the potentially harmful material while 64% would avoid buying in a suburb with a high crime rate and 61% would rule out purchasing a "smelly" property.

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