



INVESTMENT EXPERTS



[Mosaic at Leumeah, NSW](#)

At Mosaic we have created a new living environment designed with your comfort, security and lifestyle in mind. Comprising of 174 apartments, swimming pool, gym facilities and surrounded by stunning landscaping, Mosaic has a convenient address with a resort style.

Prices start from just A\$215,000



## Welcome to the PR Australian Properties Newsletter...

You will have no doubt noticed by now that we have changed the format of our newsletter. We have also invested in a [totally new look for our website](#), to ensure more regular updates on all the latest hot deals in the Australian property market.

We will endeavour to provide regular updates via this newsletter, whilst at the same time, whenever we launch a new project, we will be sending out bulletins to our regular clients so that you can be the first to know about these superb investment opportunities.

Therefore, if you know of anyone that hasn't yet signed up for the newsletter, then simply use the links at the top of our newsletter to 'Send to a Friend'

Yours sincerely,  
Jenese & Mike

## Property Cycles & Interest Rates in Australia

*(Prepared March 08 by Jenese Malone, founder PR Australian Properties, 1988)*

One important factor for people to understand about Australia is that there is no such thing as an Australian Property market.

There are 6 States and 2 Territories and each area **MUST BE** taken in isolation when identifying where the market or cycle is at any time.

People become concerned when interest rates increase, however, one has to accept changes with interest rates are a fact of life when investing in property.

### 4th March 2008, Media Release

*At its meeting today, the Board decided to increase the cash rate by 25 basic points to 7.25 per cent, effective 5 March 2008*



[Read the Full Article here...](#)



### [Coomera Parklands](#)

Located on the Northern Gold Coast, Coomera Parklands is perfectly positioned for all that the region has to offer, with a climate reputed to be the world's finest.

[Coomera Parklands](#) provides one of the most picturesque residential communities in the Pacific Growth Corridor. This unique environment benefits from a high architectural standard as well as native landscaping throughout.

Additional parkland areas preserve the natural surroundings.

**Stage 1 - Sold Out**  
Stage 2 - Selling Now!  
Stage 3 - Selling Now!



### [Sphere - Southport](#)

Sphere will inject new life into Southport with a total of 400 new apartments, townhouses and detached villas. The community will develop over 4 distinctly designed stages;

- The Village
- Sphere Central
- The Park
- The Residences

These properties will appeal to a broad range

## Safety Switch Deadline



From Friday 29 February, every rental property in Queensland must have a safety switch installed. Property managers should ensure that their rent roll is compliant with the regulation and seek urgent instructions from landlords if they believe a property does not comply with the law.

Only a licensed electrician can install a safety switch.

For more information, visit the website for the Department of Employment and Industrial Relations or view the REIQ fact sheet with information compiled specifically for residential rental properties.

[Visit the REIQ website](#)

## Gold Coast Top's Growth for 25 Years...

The Gold Coast has retained its mantle as Australia's fastest growing city for the 25th year in a row.

Yet, for the first time in three decades, international visitors have dropped by 3%, a figure attributed largely to a massive drop in Japanese holidaymakers. The quarterly Midwood Report, to be released today, says the Gold Coast's population has grown 14% since 2001 and visitors to the Gold Coast represented 10% of the population on the last census night.



[Read More...](#)

## Bell Predicts a Future Paved in Gold Bricks...

Gold Coast property prices will continue to drive ahead, underpinned by the city's historic new era of population growth and the expansion of the Gold Coast Airport to international markets, according to one of the city's most senior property industry executives.

Andrew Bell, CEO of the Ray White Surfers Paradise Group, said the Gold Coast was in the midst of a golden new era of business and economic growth and general prosperity.

[Read more...](#)

## Update on Water Laws

### Important information for property managers and licensees



From 1 April 2008, lessors can pass on all water consumption charges to tenants only if the following criteria have been met:

- The property has an individual water meter;
- The property is water efficient; and
- The tenancy agreement states the tenant must pay for water consumption.

The Residential Tenancies Act and Regulations state that a property is water efficient if the internal cold water taps, showerheads and toilets meet the performance standards for a 3 star WELS rating or higher. This rating can be achieved through 3 star WELS rated products or through the use of 'add on' devices, such as aerators or flow restrictors.

of buyers.

[Read More on our website...](#)

[Contact us](#) now for more information, or simply [visit our website](#) for more details.

## Please Visit Our New Website...

### We have just launched a new website...

Please take the time to visit the website and make sure you are registered to receive the latest newsletters and property bulletins as new projects hit the market.

If you are registered with our database, then you will be amongst the first to receive any new property releases as they become available...

--- Usually before the general public even know about them!! ---

[FAQ's: Search our database for frequently asked questions](#)

visit our website - [www.praustralianproperties.com.au](http://www.praustralianproperties.com.au)

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