



EASTERN SUBURBS PROPERTY GROUP

NEWSLETTER

OCTOBER 2011



Founded in 2007 Eastern Suburbs Property Group was built on a passion for real estate and a desire to exceed customer's expectations. Making a move away from the characteristics of the large franchise organisations, there was clear direction right from the beginning toward 'service'.

Eastern Suburbs Property Group has a prominent office position and dynamic window display in Dover Road, Rose Bay which is another of our greatest assets with thousands of cars passing and thousands of people walking past everyday of the week.

We look forward to hearing from you and going above and beyond to meet your real estate requirements.

HIA WANTS HOUSING TAXES ON THE AGENDA

Stamp duty and other taxes on newly-built housing should be on the agenda at the Federal Government's national tax forum, the Housing Industry Association (HIA) says. Research commissioned by HIA from the Centre for International Economics says new housing is one of the most heavily-taxed sectors in the economy. It says most of those taxes are highly inefficient, particularly state taxes, and the burden is a primary cause of excessive building costs, low home-building levels, a large and growing undersupply of housing, and resultant affordability problems.

"We've got to the point where the tax on a median new Sydney home is over \$260,000 and it's clear the type of impact this is having in terms of decreased affordability and constrained housing supply," HIA managing director Shane Goodwin said.

Taking action to remove or reduce these taxes would pay "big dividends" in terms of improved efficiency, faster growth and increased housing supply, he said.

"The tax forum presents an opportunity for the Government to put in place the foundation for a strong taxation reform agenda that will not only boost productivity and growth, but can help address policy issues such as Australia's large and growing housing affordability problem," Mr. Goodwin said.

"It's time to recognise and act on the fact that the tax burden on new housing in Australia is excessive."

The tax forum will be held in October in Canberra.

Source: www.News.com.au

DEMAND FOR FIXED HOME RATE LOANS ON THE RISE

One of the nation's leading lenders, Loan Market, says global financial uncertainty has led to an unprecedented demand for fixed-rate mortgages. The lender said its fixed rate products now made up almost 30 per cent of its mortgage inquiries, after being virtually non-existent at the start of the year. The comments come as Westpac announced it had cut rates on several fixed-rate home loan products. The cuts continue the trend of falling rates on fixed-interest rate loans, as the expectations of a rate rise by the Reserve Bank weaken.

Source: www.News.com.au



Scott O'Connor - Principal

Mobile 0405 579 601
Office (02) 9371 8111
Email scott@espg.com.au

Check our NEW website:
www.espg.com.au





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PROPERTIES CURRENTLY FOR LEASE



- 10B Conway Avenue, ROSE BAY** **\$1,480/week**
- 2 bedrooms with built-ins, separate study or 3rd bedroom, 2 bathrooms
 - Large fluid open living & dining, ultra modern kitchen
 - Auto double garage & massive storage
 - City & Harbour Bridge views, a luxurious executive lifestyle.



- Apt 401, 58 New South Head Road, VAUCLUSE** **\$1,225/week**
- 3 bedrooms, b/ins, 2.5 bathrooms, lock-up garage for 2 cars, lift
 - 2 terraces, open living/dining area, indoor outdoor lifestyle, North Harbour views
 - Caesar gas kitchen, internal laundry, air con, polished floors, alarm
 - Deluxe security block of 10, shopping village at your door.



- Apt 7, 34 - 40 Spencer Street, ROSE BAY** **\$1,750/week**
- The enormous 200 sqm, top floor house like apartment has it all
 - 3 oversized bedrooms with built-ins, bathrooms fully tiled with bath & spa
 - Amazing balcony's & entertaining areas, double garage
 - In addition there is an alarm, reverse cycle air, outside pool & entertaining area.



- Apt 1, 69 Bay Street, DOUBLE BAY** **\$1,450/week**
- 4 bedroom townhouse, the master with ensuite & private balcony; 3 bathrooms
 - Spacious living & dining rooms also open out to an enormous 135m² private terrace
 - Family size kitchen fitted with granite bench tops & Miele appliances
 - Lock-up double garage, internal access, 2 storerooms, alarm, reverse cycle air con.

FORTHCOMING AUCTIONS!!!



- 6 Norwich Lane, ROSE BAY**
- Townhouse, 3 b/rms all with b/ins & private balconies, main with ensuite, 2 bath
 - Open living/dining area, bi-fold doors opening out to the North facing yard
 - Open plan gas kitchen, stainless steel appliances, polished timber floors
 - Garage & car space, internal access from garage, alarm, reverse cycle air con.



- Apt 2, 17 Flood Street, CLOVELLY**
- Beachside townhouse, 2 double b/rms with b/ins & access to the balcony
 - Generous living & dining areas lead to garden courtyard, bathroom w/bath & shower
 - Modern kitchen w/ample cabinetry, int. laundry, storage room, secure parking
 - Public transport, beaches & local shops all nearby.

PROPERTY MANAGEMENT

Eastern Suburbs Property Group offers a complete property management service for property investors. We can assist in building your property investment portfolio as a secure means of investment for your future.

If you have a property to lease please give us a call and we will help you.

M: 0405 579 601 P: (02) 9731 8111 E: scott@espg.com.au W: www.espg.com.au



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@ScottOConnor1