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Terry's View

Property markets across Australia abound with positive news that's not being reported by major newspapers or other forms of mainstream media. Vacancies are low in most of our capital cities - including below 1.8% in Melbourne, Canberra, Adelaide and Hobart - and in many of our key regional cities. As a result, rents are rising steadily in most cities. Prices for residential allotments continue to rise. In terms of sales activity and prices, there are strong growth markets around the nation, including in smaller capital cities like Hobart and Canberra, and in many of our regional markets, led by Regional Victoria (arguably the strongest market in the nation), Regional Tasmania, Regional New South Wales (where 85% of locations have rising prices) and parts of Regional Queensland. Research shows that most households with mortgages are comfortably handling their repayments. There's positive news on affordability from our biggest cities. There are growing signs that banks are moving to make borrowing easier. If journalists had a different mindset, they could be writing upbeat articles - rather than afflicting consumers with relentless negativity designed to generate clickbait headlines.



Terry Ryder
Australia's Leading Independent
Property Researcher



Rents Rise In Most Capital Cities

Capital city rents continue to increase, according to new data. Analysis by rent.com.au shows rents have increased in all cities except Brisbane and Perth. The increase follows a trend of growing rental prices within the past 12 months as the nation grappled with a lack of affordable housing in most cities, with vacancies generally very low.

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ANZ Eases Rules On Investor Loans

ANZ has relaxed the restraints it placed on interest-only mortgage lending in 2017 and indicated it is easing its attitude to lending to property investors. The changes suggest that ANZ is trying to lift growth in the investor market, after chief executive Shayne Elliott last month admitted the bank had been "over conservative".

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Most Borrowers On Top

A new survey has found that home-owners in Brisbane fare better than major Australian capitals when it comes to being able to comfortably make mortgage payments.

The research by Finder, which asked respondents if they struggled with their mortgages, found 62% of Brisbane respondents “can make repayments comfortably” compared 48% in Sydney, 50% in Melbourne, 54% in Adelaide and 43% in Perth.

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City Land Prices Continue To Rise

The price of residential land has continued to rise despite a fall in demand, according to a report published by the Housing Industry Association. The March 2019 edition of the HIA's Residential Land Report provides updated activity in 47 markets across Australia, including the state capital cities. In the latest quarter, the average price for housing allotments across Australia rose 0.8% to reach \$279,949 – despite a 16% decline in the number of home sites sold.

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Aust Hits 25mil, Led By Victoria

The latest Australian Demographic Statistics report by the ABS shows that Australia's population at 30 September 2018 was 25.1 million, up 1.5% over the year. Net overseas migration of 240,100 comprised 61% of the growth, but was lower than the net migration of 259,400 recorded in the previous year.

ABS demography director Anthony Grubb says 395,100 people were added to the population in the year ending September 2018, compared to 407,000 people in the year before.

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ATO To Target Investor Claims

Property investors will attract closer scrutiny from the Australian Taxation Office after audits of the tax returns of 300 investors revealed errors.

More than 2.1 million Australian taxpayers declare rental income to the Tax Office each year, but a check of returns has unearthed widespread mistakes.

“A lot of people are getting things a little bit wrong,” Tax Office commissioner Chris Jordan told The Tax Institute's national convention in Hobart recently.

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