



Brisbane Property

sales@hsbrisbaneproperty.com.au
www.hsbrisbaneproperty.com.au

CBD Property Newsletter



HS Brisbane Property
PO Box 15301
Brisbane City East QLD 4002
P (07) 3236 2488
M 0419 782 133
F (07) 3236 2599

Issue 62
Mar/Apr 2014

CBD Buyers: Be prepared to ... Ready, Set, Sign!

Ensure you're fit, prepared, and in the best starting blocks to secure your optimal CBD property. Here are my best 'hot off the press' buyer tips for the current Brisbane CBD marketplace ...

- ✓ **Have all your finance and legals in place**
 - **Finance:** Make sure you have a solid deposit of 10-20%, but at least 10% of the purchase price. This should give you a good basis for starting off the purchase process. Avoid disappointment and a contract falling through by getting your finance approval beforehand.
Tip: Advise your bank you are considering a CBD apartment. Different banks may have different guidelines for type of property, particular building etc.
 - **What name ...** should go on the Contract?? Check with your **Accountant** early regarding the best entity to purchase - individual name(s), business, trust entity or self-managed Super fund - to maximise your return in regards to income, tax benefits and capital gains.
 - Compare and choose: Organise quotes from a few **Conveyancing Solicitors**, and have the details of your chosen solicitor on hand.
 - **Investors:** You will need a **Depreciation Schedule** from a Quantity Surveyor. This report can be obtained from as little as \$250 and can potentially save you thousands on tax.
- ✓ **Don't be afraid to spend more and Spend cleverly!** If possible, invest a few extra dollars in a more premium piece of CBD. With most analysts predicting Brisbane's property prices to grow strongly over the next 12 months - even more than Sydney & Melbourne - an extra \$5-\$10K invested may prove to be money very well spent! Spend your \$\$ cleverly on apartment aspects that will also add value in the future. For instance, a 'tired and dirty oven' can be replaced but an unattractive floor plan cannot!
- ✓ **Strike when the iron's hot and Go with your intuition!** Done your research, started looking at properties, found something that ticks 80% of the boxes, and it feels 'right for you' ... then it's time for action! Just because it's at the beginning of your inspection journey don't discard it by thinking 'something even better might come along'.

The early bird catches the worm ... so, with limited stock and much buyer interest currently in the Brisbane CBD marketplace as well as strong growth forecasts for this year, make sure YOU are the early bird ready to catch that 'property'!

Hot Property Pick of the month ...



Aurora 420 Queen St, CBD
Investor's delight! Terrific
2bed bath car **\$590,000+**



M on Mary 70 Mary St, CBD
Stunning 126 sqm of living!
3bed 2bath 2car **\$780,000+**



212 On Margaret St, CBD
Gardens precinct! Practical
2bed 2bath car **\$564,000**

Regards,



Hannah Schuhmann
Principal

More great Brisbane CBD properties at >> www.hsbrisbaneproperty.com.au