



Brisbane Skyline

Brisbane

Urban Renewal Hot Spot - West End

Jade on Victoria, Arriva Stage 2 and SL8 coming soon....

Preparations for the pre-release of these 3 developments are well underway. Originally planned to be released in May, late changes to floor-plans and drawings have caused Jade and SL8 to be delayed till June/July. Many details however have been finalized such as Jade on Victoria's superb wet edge pool and spa, feature decking and landscaping and the project fact sheets. SL8's artist impression and floor plans are not far behind also. As for Arriva, many of you know that stage 1 of this project sold out extremely fast with 29 unconditional sales during the Oct-Dec 06 quarter with an average price of around \$450,000. This is an impressive result with over 50% of the total project stock sold in only 3 months, so stage 2 will go fast. Other material for these projects including a scale model, individual

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When you look back at 2007...

Will you regret you didn't buy more property this year? As seasoned property investors know, property has historically doubled every 7 to 10 years, so we thought we look back 10 years to what were the news events of 1997. It was the year that – Princess Diana died. Newcastle Knights were the NRL premiers. Tony Blair was elected Prime Minister ending 18 years of conservative rule in the UK. Titanic became the highest grossing movie of all time. Mother Teresa died. England handed Hong Kong over to China. Brigitte Muir became the first Australian female to climb Everest. Tasmania becomes the last state in Australia to decriminalise homosexuality. The first Harry Potter book by JK Rowling is published. Gianni Versace was killed. Adelaide Crows won AFL Premiership. OJ Simpson loses civil suit for wrongful death. Pauline Hanson made headlines with her controversial One Nation Party. Ally McBeal and South Park premiered. Michael Hutchence was found dead in a hotel room in Sydney. A landslide in Thredbo kills 18 people, ski instructor Stuart Diver is rescued – he is the only survivor. The internet is accessed by 28.8k modems only. Mike Tyson bit off part of Evander Holyfield's ear. The Ashes – Australia wins the six test series 3-2. Timothy McVeigh is found guilty of Oklahoma bombing. Ross and Rachel finally get together on Friends. Pat Rafter tasted success for the first time in the US Open. At least 2400 people are killed after an earthquake in North Eastern Iran. Dolly the sheep is cloned. Walt Disney dies. 10 years goes quickly these days!



The Aussies win the Ashes

floor-plans and the finishes boards are now in the final stages of approval. All 3 developments are located in Brisbane's West End - one of the most talked about Hot Spots. The reason for investor confidence in the area is predominately related to the urban renewal initiatives planned and underway. The Brisbane City Urban Renewal Task Force is rejuvenating West End following the success of similar programs which transformed Newstead, Teneriffe and New Farm from industrial/commercial precincts into booming residential areas. Just 2.5kms from Brisbane's CBD, West End is close to a number of major transport, educational, medical, shopping and sporting facilities. Some of the major infrastructure improvements include - The Hale St bridges linking Milton to South Brisbane, the provision for a new City Cat stop at the end of Victoria St (800m from Jade), a pedestrian/cycle bridge linking the Millennium Arts Project to Tank St, and the West End Riverside Parks Master-plan. This is on-top of a number of other projects recently completed in the area. Its expected that as the Task Force transforms the area and it becomes more desirable, early adaptors will benefit from substantial capital gains. If you want to be a part of these fantastic developments, please call us and register your interest and you'll be the first to know all the details as they emerge. If you pre-register, you'll also have the opportunity to views plans prior to our public release night, so you can select the best unit in your desired development. Dont miss out on this one!

Highgrove at Rutherford on sale now from \$269,000

Following the success of Vicinity at Lisarow, Prowealth is pleased to release 'HighGrove' at Rutherford in the Hunter Valley, just outside Maitland. The first of its type in the area, Highgrove will feature 36 single level villas in 1, 2 and 3 bedroom combinations. Rutherford is one of the most highly productive areas in NSW and a service centre for a rich agricultural hinterland. With access to two national highways, a 90-minute freeway drive to Sydney, 30 minutes to the vineyards, Newcastle and Port Stephens, its close proximity to airports, shipping



Highgrove at Rutherford

terminals and freight rail access is a winner. The cornerstone of any community is its range of community services and facilities. It has an excellent standard of health services, schools, residential housing and retail shopping centres. Huge investment in retail developments in the west of the City at Rutherford are creating a new shopping precinct without parallel in the Lower Hunter. With at least three supermarkets, a large number of specialty outlets and a series of major bulky goods retail outlets, Rutherford will fast become a retail destination of choice in the region. To give you some idea, here's a brief list of what's happening in the immediate area. Firstly within 100m of the front door are McDonalds, a BP Service Station, and under construction right now are Oporto, a car wash and huge Family Tavern and motel. Within 700m is the massive Rutherford Industrial Park, new Supa Home Maker Centre featuring Fantastic Furniture and Bing Lee and brand new Domanye and Harvey Norman complex. Within 1.5 kms is the brand new Coles shopping centre and currently under construction are Woolworths and Aldi supermarkets. The Library, community centre and Army barracks are also right here. Under 5km are Maitland Hospital, numerous Mines & Energy related industry, Maitland's 24 Hour manned railway station, new Bunnings Hardware, more major shopping centers, Rutherford High School, Rutherford Primary School, ABC learning/childcare centre and Maitland City Bowling Club. You only need to drive around the area it its immediately obvious that Rutherford is going to take off! Highgrove is estimated to be completed late 2007, you can get capital growth during construction time and exchange contracts on \$1000 until June 30th 2007 and make no other payment till completed. The full scale model of the development and color boards are now in, and we invite you to contact us to view it and a full set of plans early for the best choice. Many people missed out on the Vicinity \$1000 exchange offer - can you afford to let this one slip through your fingers?



Highgrove Villa's

Final blocks remaining in Muswellbrook

Eastbrook Links Estate located opposite the Muswellbrook Golf Club offers the perfect family lifestyle environment. Eastbrook Links Estate is a master planned residential 157-hectare community development, which will include walking paths and cycle trails and picturesque water features. With its superb environment and central location, it is only natural that the Hunter Valley is set for great things to come. Here you can explore the delightful vineyards of the upper Hunter and Pokolbin regions, indulge in fine food, resort style spas and internationally acclaimed golf courses.

Muswellbrook is situated on the New England Highway, the major inland route linking Sydney and Brisbane, with the thriving centres of Singleton, Maitland and Newcastle situated close-by. The extensive range of sporting and recreational clubs is among some of the best in regional and rural Australia. Recently refurbished, Muswellbrook Marketplace now boasts Big W, Woolworths and 35 speciality shops. Muswellbrook is also 'bursting with energy' with numerous mines and power stations in the region creating employment for hundreds of workers and their families, not to mention the support industries. With stages 1 to 6 sold out, there are only 6 house and land packages remaining in stages 7, 8 and 9. Rental yields are also improving with rents rising from \$330 per week 6 months ago, to as high as \$345 per week in March. In April's edition of Australian Property Investor, Muswellbrook was named as one of the strongest areas in NSW, this combined with being named in the top 12 NSW Hot Spots from hotspotting .com shows that there is plenty of growth to come. Prowealth has also negotiated a special deal with the developer and builder using a split contract. This method of purchase allows you to pay stamp duty only on the land component of the price, being a duty of around \$2500, versus a typical purchase where stamp duty would be close to \$10,767 on the same price. As an investor, you're ahead of the market from day one. We also negotiated with the builder to get some extras thrown in for these remaining properties before the price rises in stage 10. The 6 remaining properties will have air conditioning and additional floor tiling to the family room in lieu of carpet for no extra cost. This is a saving of over \$5000, with no change to the price of \$339,490. But you must hurry, as only 6 are available and the price will rise again in stage 10.



An example of the facades available



Artist Impression of Vicinity

Vicinity a huge success, over 50% sold.

February saw the release of Vicinity, a true village atmosphere with a combination of terrace and modern style split level town homes and generous single level villas, Vicinity will feature pool and cabana area and security entry. The site is located approx 900 meters to Niagara Park Shopping Center, which will be home to the Central Coasts newest Shopping Centre and Woolworths supermarket (est. completion early 2009). 'Vicinity' is assured of an excellent mix of owner-occupiers and investors being within walking distance to Niagara Park train station, easy 5 minute drive to the F3 freeway entry and the University of Newcastle's Ourimbah Campus. The complex is located in Prings Road and will commence construction in June 07 and is due to complete in the 1st quarter of 2009. In related news, the Knight Frank Coastal Property Report for the 1st Qtr of 2007 published in March also shows that despite the floundering housing market, the Gosford LGA recorded healthy increases in median house and apartment values. Median house prices increased 2.0% to \$393,000 over the year to September 2006. The apartment market increased 7.3% to 349,000 over the period. At the time of writing, 26 of the 49 properties available had been snapped up (those who came to the release night exchanged on only \$500!!), but you will need to act quickly if you are to secure one.

Project updates now available online 24/7

Fantastic news for those Internet junkies, Prowealth will now have a Project Update page on our website. The page has been specially created for all of our clients that have bought a property and are awaiting construction. The site will feature a breakdown of all developments currently in progress with a detailed breakdown of where each site or lot number is up to. As a client, you can simply look for your lot number to see the construction progress on your investment property. There's also a range of construction photos updated a minimum of once per month. To use the Project Updates pages, you will need go to www.prowealth.com.au, click on the **BUYING** button, then click

on the **Project Updates** button. From here you can select the name of the development that your property is in, for example, **Eastbrook Links Estate Muswellbrook**, which will then breakdown each lot number and have brief notes on where yours is up to. You'll still receive our monthly update letter as a reminder to check the site for the latest updates.

The screenshot shows the Prowealth.com.au website interface. At the top, the logo and phone number '1800 13 22 64' are visible. Below the navigation bar, there are several tabs: 'buying', 'investment education', 'workshops and events', 'finance', and 'contact / about us'. The 'buying' tab is active, showing a search bar and a 'hot list' of projects. The 'Project Updates' page is highlighted in red. The main content area displays a search bar, a 'hot list' of projects, and a detailed view for 'The Vines' project. The project details include the project name, address, description, and a table of lot numbers with their respective construction progress updates.

Weekly Tax Refund Time - 1515 Tax Variation forms - June 14th deadline

It's May and the 1515 tax variation form (formerly called 221D) has to be lodged before the end on June if you want your weekly tax refund to continue in the next financial year. Most of you are aware that the lodgment of the 1515 tax variation form allows you to get your tax refund from your negative geared property back in your pay each pay period. So if you have a property and the rent coming in is less than the expenses going out then you have a loss that you can gear back against any other income (salary) you receive. This means that the tax you are paying currently on the salary you are receiving will be adjusted downwards giving you a new taxable income amount. This new taxable income then is taxed at a lower rate, and by lodging the 1515 the tax office will allow you to vary your weekly tax payable. Once the form is lodged the tax office will send an official letter to your employer advising them on how much tax your employer is to take out of your pay each week. This results in you getting more take home money in your pay packet. This amount is what you then put towards paying for the investment property. ProWealth can lodge this form for all our current clients that are a PAYG (your salary is tax each pay period). At this point our current clients should have already received a form to fill out and to return to us so we can lodge it. If you haven't, or you have lost it, please go to our website to download the form. The form is located under the 'Workshops/Events' tab, then 'Books/Links' button, then simply find **1515 Tax Form** and hit the download button. You will need to have the completed form along with supporting information mailed or faxed to us no later than 14th June 2007.

Upcoming Events

Tuesday 19th June

Property Investment Seminar, including release of Highgrove at Rutherford.
Erina Session
Platinum Building, Ilya Ave Erina 7pm

Wednesday 20th June

Property Investment Seminar, including release of Highgrove at Rutherford.
Tuggerah Session, Prowealth Offices,
Reliance Drive, Tuggerah 7pm

July - Date TBA

Special Release Night - West End QLD
Venue to be confirmed

August - Date TBA

Prowealth Money Launch Day
Venue to be confirmed

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teaching today's property investors

Please write or email us with your questions and comments.

Contact Us -

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Prowealth Money
Official Launch Soon

After years of referring our clients to external mortgage brokers, Prowealth is pleased to announce that Prowealth Money, a subsidiary of Prowealth will be able to provide all of your finance needs including property investment and your own home, motor vehicles, commercial and Industrial and personal loans. Finally, you can talk to the people that know how to structure your loans properly from day 1. Unbeatable finance deals will be available on the launch night, but if you need finance right now - don't hesitate to call, we're ready for to assist you.