



Property Investor Report



Caboolture project gets the nod



The Queensland Government has recommended preliminary approval of a \$628 million marina and business development on the Caboolture River in South-East Queensland, known as North Harbour.

The project operator, Northeast Business Park Pty Ltd, received approval to develop a 769-hectare site on the southern bank of the Caboolture River, north of Brisbane, on Wednesday.

North Harbour has been five years in the planning, and was declared a state significant project by the Qld Government in 2006.

It includes 169 hectares of industrial and 150 hectares of mixed-density residential development, with a marina, park and golf course. About 55% of the site will be set aside as open space.

The master plan envisages a self-contained community for an estimated 5500 residents with up to 1500 jobs created during construction.

The site, adjacent to the Bruce Highway and eight kms upstream from Moreton Bay, has nine kms of river frontage.

The board of Northeast Business Park plans to lodge applications with Moreton Bay Regional Council for construction to start on stage one early in 2010.

Jeff Smith, project manager of the Northeast Business Park, said there was already strong interest from buyers for stage one's small business lots.

"We have a number of local and regional businesses, including boat builders, who have already expressed interest in being among the first to move in," Mr Smith said.

"Interest has been quite strong from a local and regional business point of view. The first stage is likely to comprise 30 or 32 lots ranging from 4000 square metres to 8000 square metres."

*Source: Financial Review
6th Nov 2009*

INVESTMENT PROPERTY OF THE MONTH – MID-\$300,000's

This modern four-bedroom home in the Wimbledon Park Precinct in Morayfield has just come on the market and MUST be sold.

Features include:

- ✓ Quality fittings throughout
- ✓ Master bedroom with walk-in robe & ensuite
- ✓ Open plan living
- ✓ Air-con in master bedroom and living area
- ✓ Covered al fresco area
- ✓ Double lock-up garage with remote
- ✓ Fully fenced with double gate side access
- ✓ Good tenant in place, currently returning \$330 /week.



All offers will be seriously considered.

*Contact: The Michael Collins Team
0416 778 559 or 0447 530 836*

Leased in November/December



ADDRESS	DETAILS	RENT	
Lotus Ave, Bellmere	NEW 2-bed duplex, a/c	\$250	(new listing)
Rivulet Pl, Bellmere	NEW 2-bed duplex, a/c	\$250	(new listing)
Burns Pde, Kallangur	NEW 2-bed duplex, a/c	\$280	(new listing)
Bishop La, Bellmere	3-bed house, shed, large block	\$280	(same)
Joyce St, Burpengary	3-bed townhouse, ensuite, a/c, SLUG	\$290	(same)
Rivulet Pl, Bellmere	NEW 3-bed duplex, ensuite, a/c, DLUG	\$300	(new listing)
Kemp St, Caboolture	NEW 4-bed house, ensuite, a/c, DLUG	\$330	(new listing)
Granger St, Caboolture	NEW 4-bed house, ensuite, a/c, DLUG	\$320	(new listing)
Heath St, Caboolture	NEW 4-bed house, ensuite, a/c, DLUG	\$320	(new listing)
Burns Pde, Kallangur	NEW 3-bed duplex, ensuite, a/c, DLUG	\$340	(new listing)
Bauhinia Ct, Morayfield	4-bed house, ensuite, a/c, DLUG	\$330	(decr \$15)
Mowbray Ct, Kallangur	4-bed house, ensuite, a/c, DLUG	\$350	(new listing)
Brindabella Ct, North Lakes	4-bed house, ensuite, a/c, DLUG	\$360	(\$10 incr)
Outlook Ct, Kallangur	4-bed house, ensuite, a/c, DLUG	\$375	(same)
Lennon Bvd, Narangba	4-bed house, ensuite, a/c, DLUG	\$375	(same)
Bearcat Ct, Bray Park	NEW 4-bed house, ens, a/c, DLUG	\$390	(new listing)
Clearwater Cres, Murrumba Downs	4-bed, house, ensuite, a/c, DLUG	\$390	(same)
Latona St, Warner	NEW 2-storey 4-bed house, ensuite, a/c, DLUG	\$400	(new listing)

Calendar Dates for Dec/Jan

Disbursements

December

Mid Month-
Mon 14th Dec
End of Month-
Wed 30th Dec

January

Mid Month-
Fri 15th Jan
End of Month-
Fri 29th Jan

Office Holidays

Christmas / New Year
24/12/09—
03/01/10
(inclusive)

Australia Day
Tues 26th Jan

Christmas / New Year Operating Times

To our valued Clients...

Please be advised that our office will be closed between 24/12/09 and 3/1/10 (inclusive).

In addition, Norma will be taking some well-earned time off as of Wednesday 16th Dec. If you need to discuss anything regarding maintenance or lease renewal, now is the time to contact Norma.

Rest assured that your rent payments will continue to be monitored and we will be processing end of month as usual within this period.



On behalf of Norma, Carla and David, I wish you a safe and happy Christmas break, and look forward to continuing our business relationship in the New Year.

Laura Valenti
Managing Director
Solutions Property Management