



DON'T WORRY
ABOUT THE
WORLD
COMING TO
AN END TODAY,
IT'S ALREADY
TOMORROW IN

#### **AUSTRALIA**

Charles M. Schulz

04 Area of focus

Understanding the process



D E S I G N E D

F O R

WEALTH

G R

01

This is your one-stop property purchasing solution into Australia. Invest Australia has been specially curated to introduce strategically positioned off-plan investment opportunities to an exclusive South African market. Becoming a part of this elite group, you will gain first access to Australian property developments that will range from R4 million to R5 million and will require 50% equity. This platform allows you to secure your wealth in Australia; the fastest growing first-world property market.

Umhlanga Arch

### Innovative leaders

Devmco have entrenched their name as a pioneering and trusted developer in South Africa, having dominated sought-after locations, including KwaZulu-Natal's Sibaya Coastal Precinct and Umhlanga. Their name is behind developments such as OceanDune Sibaya, Pebble Beach Sibaya, Gold Coast Estate Sibaya and Umhlanga Arch. In total, Devmco have introduced over R8 billion in property developments in South Africa alone.

These ground-breaking developers set out to strategically position investment opportunities in South Africa and abroad.







Ocean Dune





Australia offers a superior international destination for South Africans to invest in property. Notably it has many similarities to South Africa, including its banking and legal system, warm climate and English being their first language.

Not only has the Australian property market experienced consistent capital growth over the last 100 years, it has seen property prices doubling every 7 to 10 years. Furthermore, over the last 20 years, Australia has become the fastest growing first-world market in terms of economy, wealth, income and property price growth. BIS Oxford Economics forecasts a significant 55% rise in residential construction over the next 4 years to reach 236,650 by 2023-24.

Australia offers South African investors a unique offshore investment opportunity to generate a cumulative yield of 19% per annum. This is based on a cumulation of the 8% capital appreciation that top areas have achieved year-on-year, the 6% per annum hedge achieved against the Australian Dollar and lastly the 5% rental yield achieved annually on investment properties.

The question should be, why haven't you invested in this property market yet?

THE AUSTRALIAN DOLLAR
APPRECIATED BY 62%

AGAINST THE RAND

Area of focus

Location is always key in any property investment, whether in South Africa or offshore. Invest Australia will be focusing on regions that are on the rise and experiencing above-average capital growth. These areas will showcase new infrastructure developing within the region, employment on the rise and more appealing lifestyle benefits evolving.



**AUSTRALIA** 

## BRISBANE



The capital of the popular Queensland area Known as 'THE SUNSHINE STATE'.

Named Australia's **'HAPPIEST CITY'** 

by Lonely Planet

Notably one of the

"WORLD'S MOST LIVEABLE CITIES"



**BIS Oxford Economics:** 

**BRISBANE FORECAST TO BE A LEADING CAPITAL CITY WITH** 13% PROPERTY **PRICE GROWTH** 

Boasts the **THIRD LARGEST POPULATION** in Australia



Brisbane economy predicted to increase to

#### \$217 BILLION OVER THE NEXT 12 YEARS.

Brisbane has a

Significant development projects taking place:

- **QUEEN'S WHARF**
- 2 HS WHARF
- 3 TRADECOAST
- **4** CROSS RIVER RAIL



**BIS Oxford Economics: BRISBANE'S MEDIAN** HOUSE PRICE FORECAST TO JUMP 20% BY 2022



Experts rate Brisbane **BEST CITY** TO INVEST \$500K IN PROPERTY

Brisbane nominated for

**2032 OLYMPICS** 

# Understanding the process

#### WHERE TO START

Identify Sign reservation purchase agreement. opportunity.

Pay 30% deposit within 14-days into Attorney Trust account

Go through the Foreign Investment Review Board (FIRB) for approval and application. (FIRB process takes only 60-days.)

FIRB fees need to be paid into an Australian Trust account of solicitor in Australia before the approval process begins

Sales is green-lined and full sales agreement is presented and signed by all parties.

#### **APPROVAL GRANTED**

Further 20% is payable within 6 months (this also includes FIRB fees)

Loan application is processed and approved by Australian bank

FICA documents required as per

The Invest Australia team will help facilitate the completion of the loan documentation. In this instance, the buyer does not need to travel to Australia to complete the loan documentation.

South African banking standards

#### TAKING TRANSFER

Development complete and transfer takes place.

Signature Management Real Estate, situated in Australia, has teamed with Invest Australia to assist with the rental of all properties.

Signature Management Real Estate manage the rental process: advertising the premises, finding the correct tenant, paying the levies and rates on behalf of the owners, collecting rental and transferring it into the owner's bank account.



Advantages

Process is designed to be seamless, hassle-free and inexpensive.

Investors do not need to set-up a company in Australia.

Investors do not need to purchase property with an Australian citizen.

Invest Australia will facilitate the process.

Foreign investors are only allowed to purchase pre-construction or newly built residential properties.

TAKE NOTE Investment opportunities





#### **LUXURY LIVING**

Signature Brookvale has been stylishly designed to embody a home fit for modern families on the move; with functionality and cleverly used spaces a distinctive character of this offering. Presenting 48 contemporary apartments, Signature Brookvale offers a range of 2-bedroom, 2-bathroom or 3-bedroom, 2-bathroom options. Starting from AUD\$430 000, Signature Brookvale has been designed with sleek, open-plan interiors that flow out onto a spacious private patio that overlooks the bustling suburban views of Underwood.







Investment opportunities

#### **FACILITIES**





spaces







State-of-the-art security







Visitor parking

Investment opportunities Investment opportunities



#### CENTRALLY LOCATED

Invest in property that is in a prime location and within close proximity to everything a family would need. Signature Brookvale is situated within Underwood, Brookvale Drive. As a family focused property offering, residents will be within walking distance to the protected Karawatha Forest, Jacaranda Early Learning Centre and excellent public transport. This contemporary estate is just a short drive away from key amenities, such as schools, hospitals, shopping centres, and parks.

#### 5-minutes away

- Sunnybank Hills Shopping Town
- Wally Tally Park
- Pacific & Gateway motorways
- Childcare centres
- Kuraby train station
- Springwood Bus Station
- Underwood Market place
- Ozsports Springwood
- Underwood Botanical Drive dog park

#### 15-minutes away

- John Paul College
- Redeemer Lutheran College
- Sunnybank Private Hospital
- Logan Hospital

#### 20-minutes away

• Brisbane CBD

The Underwood suburb saw growth peak at 14.3% in 2018. The steady boost in price has increased since 2013, from 4.2%, to 8.7%, and into the double digits thereafter; indicating how the suburb has continuously seen a rising interest over recent years.

INVESTMENT ANALYSIS

## FACTS

Underwood is located in Brisbane –

#### TOP PROPERTY

**INVESTMENT DESTINATION** 

AVERAGE RENT RATE
PER WEEK +-\$430

Rental yield for

UNDERWOOD WAS 4.35% IN THE 12 MONTHS

PRECEDING Q1

2019

Average price for units in Underwood

= \$485,000

THE RENTAL POPULATION IS
APPROXIMATELY

**30.5% OF THE** 

PROPERTY MARKET



