

The Cairns Market – Your Property

Will it or won't it go ahead is the main topic of discussion in Cairns at the moment. It can only be the one thing everyone is referring to and that's Aquis. As we receive more and more information from the media it looks like everything is on track for a September green light. It appears the approvals will be granted by all the relevant authorities and the main concern some people have is the finance of such a lavish and expensive project. I personally believe it will happen as there is so much already happening behind the scenes. Local Landscapers, construction companies and the like are positioning themselves to be ready for a contribution to the overall construction. I would think the Developer has also spent an enormous amount of time and money on the approval and design process and by all reports is keen to proceed.

Even if the development does not proceed Cairns is starting the climb up the property clock from the bottom where it has been since the start of 2008. Certainly the announcement of Aquis as a definite starter will have a huge impact on the City real estate market. At all stages of the development there will be an influx of workers moving into the City. You would expect local businesses such as accommodation, restaurants, retail, tourism and the like to be the big winners. When completed it will employ thousands in the Hospitality Industry alone. I believe Cairns will be the place everyone will be talking about, as it looks forward to a great future as the demand and return on rental properties will be very strong. Apart from Aquis there are other notable Developments on the drawing board such as the high rise unit towers comprising 1500 to 2000 units by a Singaporean Developer on Spence Street opposite Cairns Central Shopping Centre plus the Cairns Aquarium in the CBD just to mention a couple..

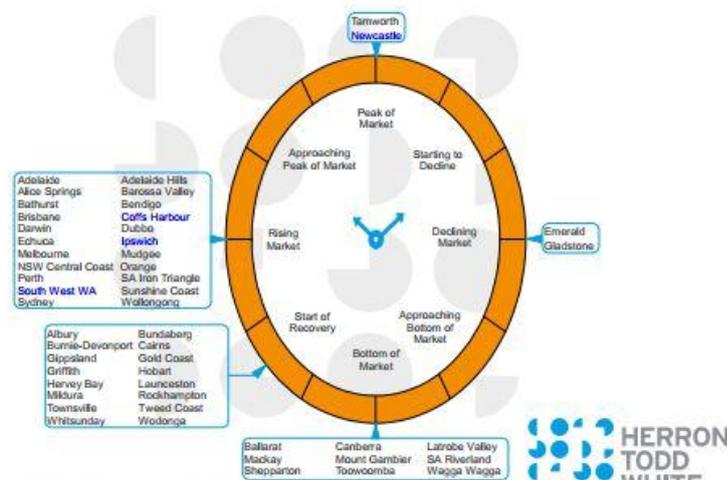
I have attached the latest report from valuers Herron Todd White and shows where Cairns between 7 o'clock-and-8 o'clock on the National Property Clock.



Greg Moule
Principal Director
Cairns Property Office

PROPERTY

National Property Clock



Herron Todd White's National Property Clock is prepared each month based on the local market perceptions of its Australia-wide network of offices.

Most Australian markets are clustered in the bottom of market – start of recovery – rising market phases. Cairns continues to consolidate its position at the start of recovery phase.

I hope this gives you some insight into where we are in terms of the Cairns market.

My staff and I understand Landlords sell their Rental properties for all sorts of reasons irrespective of where the market is situated. Should you wish to sell or simply want a market appraisal please feel free to phone me? Cairns Property Office has one of the largest sales teams in Cairns with 2 Offices at your service. I also believe we have the best Property Management team in Cairns and our coordinated working relationship ensures a truly professional service in selling or renting your property.