

GOLD COAST

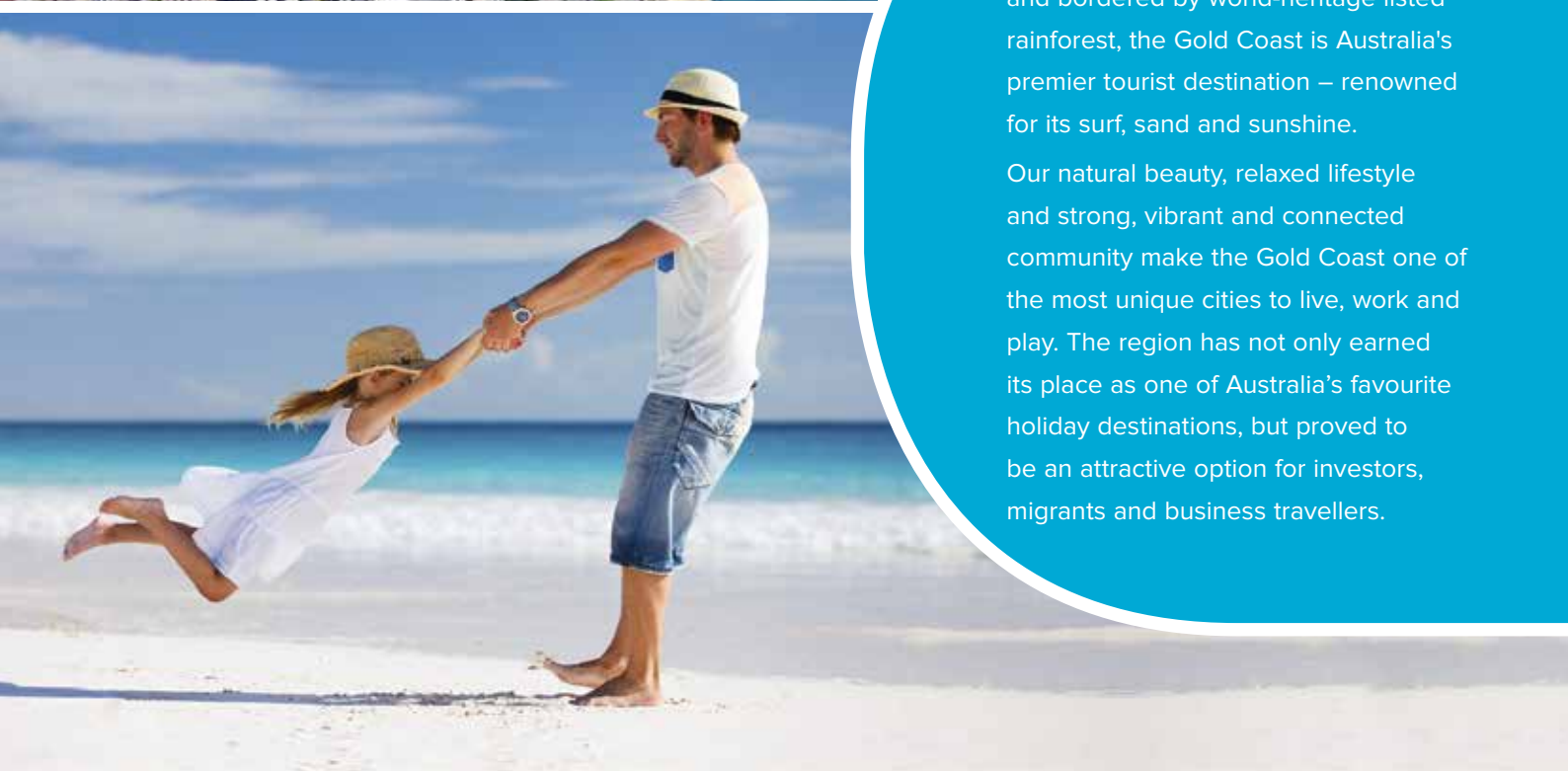
QUEENSLAND | AUSTRALIA

*Beautiful One Day.
Perfect the Next.*



Spanning across more than 57 kilometres of picturesque coastline and bordered by world-heritage listed rainforest, the Gold Coast is Australia's premier tourist destination – renowned for its surf, sand and sunshine.

Our natural beauty, relaxed lifestyle and strong, vibrant and connected community make the Gold Coast one of the most unique cities to live, work and play. The region has not only earned its place as one of Australia's favourite holiday destinations, but proved to be an attractive option for investors, migrants and business travellers.





FAST FACTS

- Area: The region encompasses 5,000sq km with 70km of pristine coastline, 270km of navigable waterways and 100,000ha of world-heritage listed rainforests.
- Coastline: The tourism destination spans Yatala and South Stradbroke Island to the north; Cabarita and Kingscliff in the south; and west to Beaudesert, including world-heritage listed national parks.
- The Gold Coast shares the title with Brisbane as one of the most desirable places in the world to live when ranked on political, social, economic and environmental factors, personal safety and health
- Set to host the 2018 Commonwealth Games.





Hope Island Sanctuary Cove Suburb Profile

- The exclusive gated communities of the Northern Gold Coast. With 3 world class golf courses at your doorstep.
- The size of Hope Island is approximately 15 square kilometres. It has 6 parks covering nearly 24% of total area.
- The population of Hope Island in 2006 was 5,403 people. By 2011 the population was 8,479 showing a population growth of 56% in the area during that time.
- The predominant age group in Hope Island is 45-54 years.
- Households in Hope Island are primarily childless couples and are likely to be repaying between over \$4000 per month on mortgage repayments.
- In general, people in Hope Island work in a Professional occupation.
- In 2006, 69.2% of the homes in Hope Island were owner-occupied compared with 64.7% in 2011.
- Currently the median sales price of houses in the area is 450,000.

Fast Facts

- Hope island is FIRB exempt
- 3 championship Golf Courses within 5 minutes
- World leading Marina facilities
- Gated community
- Easy access to Motorway to Brisbane
- 20 minutes from Southport and the Gold Coast business district





Sovereign Island Suburb Profile

The Gold Coasts Premier waterfront living. Located on the exclusive Sovereign Island.

The island where dreams meet reality.

- The size of Paradise Point is approximately 9 square kilometres. It has 5 parks covering nearly 1% of total area.
- The population of Paradise Point in 2006 was 5,106 people. By 2011 the population was 5,934 showing a population growth of 16% in the area during that time.
- The predominant age group in Paradise Point is 55-64 years.
- Households in Paradise Point are primarily childless couples and are likely to be repaying between over \$4000 per month on mortgage repayments.
- In general, people in Paradise Point work in a Professional occupation.
- In 2006, 64.8% of the homes in Paradise Point were owner-occupied compared with 63.1% in 2011.
- Currently the median sales price of houses in the area is 760,000.

Fast Facts

- Gold Coast most exclusive Broadwater address
- 15 Minutes From Southport business district
- 5 minutes to shops and café lifestyle
- Boating paradise



Surfers Paradise Suburb Profile

The Glitter Strip.

Home to the world famous golden beaches that the Gold Coast is famous for.

Where the bustling city meets the seas.

The size of Surfers Paradise is approximately 6 square kilometres. It has 6 parks covering nearly 5% of total area. The population of Surfers Paradise in 2006 was 18,723 people. By 2011 the population was 19,665 showing a population growth of 5% in the area during that time. The predominant age group in Surfers Paradise is 25-34 years. Households in Surfers Paradise are primarily childless couples and are likely to be repaying between \$1800 - \$2400 per month on mortgage repayments. In general, people in Surfers Paradise work in a non-specific occupation. In 2006, 45.7% of the homes in Surfers Paradise were owner-occupied compared with 41.6% in 2011. Currently the median sales price of houses in the area is 1,053,750

Fast Facts

- The heart of the Gold Coast
- Lively tourist and multicultural mecca
- Premium restaurants and cafes
- 5 minutes to Jupiters Casino and resort
- 1 hour from Brisbane CBD
- 1.15 hours from Brisbane International Airport

*Beautiful
Perfect*

FAST FACTS

- The region welcomes more than 12 million visitors annually, contributing more than \$1.5 billion to the local economy.
- Interstate visitors accounted for 55% of domestic visitor numbers, 66% of domestic visitor nights.
- Leading international markets include China, New Zealand, UK, South East Asia, Europe and North America.
- The Gold Coast tourism industry attracts more than \$4 billion in total visitor expenditure
- Gold Coast Airport opening into Chinese market with Direct flights from 2016

Agent Details

Tiansheng LI is a consummate professional with an impressive track record of achievements, Tiansheng LI brings a wealth of experience to his role with. Adhering to the uppermost levels of honesty, integrity and compassion, Tiansheng LI has a highly ethical approach to all of his business dealings. This approach, united with a drive to achieve outstanding results, is a powerful combination.

Understanding that vendors and purchasers of prestige properties have particular requirements, Tiansheng LI believes strongly in the art of listening rather than talking. "By listening, you learn about your clients' needs, the requirements of prospective purchasers, market opinions and the primary ingredients for a successful negotiation and ultimate sale. From there, we can develop a customised strategy to achieve our client's objectives."

Favouring a discreet yet assured approach, this understated but highly effective method delivers exceptional results every time. The greatest satisfaction for Tiansheng LI is an outcome where both the vendor and purchaser are delighted.

Tiansheng LI places immense value on persistence and a sense of personal achievement and understands how best to use these attributes to advance his clients' interests.

Services Include:

- Buyers Agent
- Full suite of real estate services
- Market and property research and analysis
- Superior customer service
- Cross cultural business services

Leading accredited partners in the areas of:

- Conveyancing and commercial law
- Migration
- Finance
- Accounting
- Project management and construction

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Australian Economic Fast Facts

Home values surged 2.8% higher over the month of July, increasing across all capital cities except for Adelaide

- Home values increased by 2.8% across the combined capital cities in July 2015 and rose across all cities except for Adelaide.
- Home values have increased by 4.0% over the three months to July 2015 with values lower in Adelaide, Perth and Darwin.
- On an annual basis, combined capital city home values have increased by 11.1% which represents the strongest annual growth rate since April 2014 when values rose by 11.5 per cent over the year.
- Over the past year, Sydney (18.4%) and Melbourne (11.5%) have continued to record the strongest rate of growth, with Brisbane (3.9%) the next best performer at a much lower level. Following on from this Adelaide (3.4%), Hobart (2.5%) and Canberra (1.2%) home values have risen over the year, while Perth (-0.3%) and Darwin (-5.3%) home values are lower than they were in July 2014.
- Sydney's annual home value growth is now at its highest level since December 2002.

Sales activity across the country is slightly lower than at the same time last year

- There were 483,934 dwelling sales over the 12 months to May 2015, with 352,012 house transactions and 131,922 unit transactions.
- On an annual basis, detached house sales are 2.5% higher than last year, while unit sales are -7.7% lower.
- It should be noted that off-the-plan sales aren't counted until they settle so we would expect the unit figure to be revised much higher over the coming months and years.

Economic data flows remains mixed

- Population growth has continued to slow, particularly in Qld and WA, but remains high on an historic basis.
- Dwelling approvals remain historically close to record levels and the number of unit approvals is higher than ever before.
- With population growth slowing and building approvals remaining high we may see a better relationship between housing supply and demand over the coming years.
- Consumer sentiment eased into negative territory in June, seemingly interest rate cuts are the only thing which provide confidence and the impact is short-lasting.
- The unemployment rate was 6.0% in June, compared to 5.9% in May. At least for the time being the unemployment rate appears to be remaining fairly steady, below 6.5%.
- Official interest rates were unchanged for the second month in a row in July following a 25 basis point cut in May.

Award-winning restaurants, bars,
festivals & endless golden beaches