



Good time to buy real estate

OVER the past 12 months the price of shares have taken a beating and many people have sold their shares and are looking for somewhere safe to invest their cash.

Real estate in Queensland has fared much better by comparison but there are owners under mortgage stress which presents opportunities to buy real estate at bargain prices.

Add to that, interest rates are at an unprecedented low and rents are high by recent standards, thus many people see now as an ideal opportunity to invest in income producing real estate.

The borrowing requirements of the major lenders have tightened and low doc and nonconforming loans are almost a thing of the past.

Are you asking yourself 'if I want to take advantage of the current market conditions, how do I do it and where do I

get the deposit and finance to do so?'

Many Australians have self-managed super funds (SMSF) with cash on deposits with the future returns from interest looking bleak.

Recent changes to the superannuation laws allow SMSFs to access the capital they have been used to bridge the deposit gap and allow for borrowing using an investment property as security.

There are strict criteria by which SMSFs can borrow but provided you have advisers and bankers who are familiar with the requirements, you could be using under-performing monies held on deposit to tap into the forecast upswing in real estate for Queensland in the mid to long term.

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