



the
condition report
company

protecting your interests

TCRC *Property Update*



6-8 September 2007 Melbourne Exhibition & Convention Centre

Infrastructure Australia 2007 International Trade Exhibition focuses on the supply of products and services for commercial, industrial and major projects.

The exhibition will provide a great opportunity to learn about products and services for the construction of new projects as well as for the maintenance of existing commercial and industrial buildings.

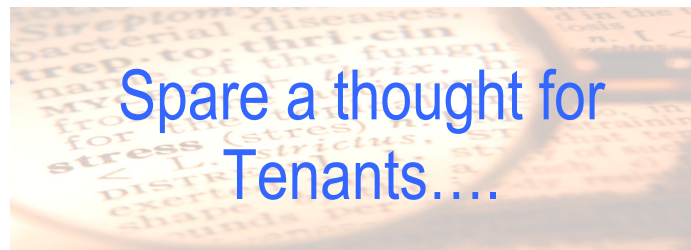
Seminars will also run over the course of the expo and will provide in-depth knowledge to visitors on various topics.

Whether you are new to the commercial property industry or an old-hand we are sure there is something for us all to learn at this expo and entry is FREE! Register at www.infrastructureaus.com.au.



The Bayside/Kingston commercial specialist Nichols Weber has linked with the Frankston industrial specialist Michael Crowder to create a dominant south-eastern agency; Nichols Crowder Property Solutions.

Matt Nichols previously managing director of Nichols Weber said the synergies with Michael Crowder and his partner Richard Wraith would further strengthen their dominance in the south eastern commercial property markets.



The number of renters suffering from financial stress is set to jump nearly 50 per cent over the next three years, new research forecasts, as tenants face spending a growing slice of their income on housing.

It is not just a problem with rising rents. Census figures show that the number of households suffering "mortgage stress" has nearly doubled in just five years.

According to the NATSEM/HIA research the number of private rental households in "housing stress" in Australia could jump by 230,000 to about 750,000 households over the next three years.

The research, based on the census data, assumes that rents in Australia will rise by 8.5 per cent a year over the next three years and that wages would continue to grow at 3.8 per cent a year.

Rents have been rising more steeply in recent times after being relatively flat for a number of years as landlords take advantage of extremely low vacancy rates. In Melbourne, median rents grew 6 per cent in the year to March, according to Office of Housing data, the biggest annual jump since 1998.

The above is an excerpt from the article "More Melbourne tenants to face financial strain" courtesy of author Ben Schneiders, Property Editor, The Age.

CLIENT TESTIMONIAL

“Extremely professional and cost effective”

Peter Evans
National Director – Corporate Services
Colliers International