

Australia

Beach in Yallingup, Western Australia. Photo Courtesy of Busselton Visitor Centre.

Purchasing Real Estate in Australia

Want to purchase a brand new property in Australia as a foreign investor and receive AU \$5,000? Read on...

Gerri Forsaith, Director of Sydney Property Conveyancing, advises how easy the process is. Generally, foreign investors can buy brand new property or vacant land with a minimum of fuss and in some cases, may not need Foreign Investment Review Board (FIRB) approval.

Applications are made online with a relatively simple process and fast turnaround of about 21 days or sooner. Contracts must be conditional upon FIRB approval.

But, regardless of your citizenship or residency, you do not need Government approval for new dwellings bought from a developer that has pre-approval to sell them to foreign persons. A 'new dwelling' is a unit/house which is purchased directly from the developer and is bought "off the plan" or has not been previously occupied for more than 12 months in total. Purchase of vacant land for residential development and redevelopment of existing property is also possible.

Foreign persons may also be eligible for \$5,000 new home grant which forms part of a concession on stamp duty.

For more information visit:
www.firb.gov.au
www.osr.nsw.gov.au

Or Contact: Gerri Forsaith | Licensed Conveyancer & Justice of the Peace
LPSF: Harvard Business School Sydney Property Conveyancing
Int Telephone: +61.2.8920.0200

Fax: +61.2.8920.0233
Email: Geri@SydneyPropertyConveyancing.com.au
Website: <http://www.sydneypropertyconveyancing.com.au/>

Yallingup

A two hour drive south of Perth lies the sheltered shores of Geographe Bay. Voted one of the top 10 places to visit in the world by Lonely Planet, the region is famed for its breathtaking natural beauty. Home to the vibrant seaside towns of Busselton, Dunsborough and Yallingup, 30kms of pristine, white sandy beaches fringe the renowned Margaret River Wine Region to create the perfect holiday playground.

Yallingup is a thirty five minute drive from the city of Busselton. The area is a tucked away haven, boasting the bountiful natural offerings of the Leeuwin Naturaliste National Park. Canal Rocks are unique rock formations on Yallingup's rugged coast where the Indian Ocean surges endlessly along a rock girt channel.

Yallingup is a popular destination for surfing, fishing and relaxing. Located south of Cape Naturaliste, here the calm waters of Geographe Bay give way to a dramatic coastline, famous for its surf breaks including Yallingup Beach, Smiths Beach and Injidup Beach. So good are the waves here, pro surfer Taj Burrow calls it home, but there is also a protected lagoon for swimming and snorkelling.

Yallingup is an aboriginal word meaning 'Place of Love'. The township became a loved tourist destination because of its caves, first discovered by Euro-

pean settlers in 1899.

Honeymooners would come from Perth to crawl through its caverns by candle light. The opening of the Cave is widely regarded as the beginning of formalised tourism in the south west and remains one of the region's most popular attractions.

Yallingup has many attractions: wineries, breweries, restaurants, galleries, arts and crafts abound.

Moderate weather conditions are enjoyed with an average maximum temperature of 22.1°C and an average minimum temperature of 11°C. The temperature remains in the high 20s or above between December and February. Yallingup is part of the City of Busselton.

For more information please visit:
www.geographebay.com

For Purchasing Real Estate in Yallingup, Dunsborough or Geographe Bay please contact: +61.8.9759.1300, or Lee York +61.438.867.737
Email: lee@jhyrealty.com.au,
Andrew Hopkins +61.407.440.438,
Email: andrew@jhyrealty.com.au
or visit the JHY Realty Dunsborough
Website at: www.jhyrealty.com.au

Byron Bay

Cape Byron is Australia's most easterly point, 153° 39' east, located on the north coast of New South Wales Australia. With its numerous beaches, unspoiled hinterland, and relaxed lifestyle, Byron Bay is a popular tourist destination.

With average summer temperatures of 21°C - 28°C (70°F - 82°F), and average winter temperatures of 15°C-21°C (59°F-70°F), both locals and visitors are able to enjoy plenty



Aerial of Cape Byron, New South Wales, Australia

of outdoor activities including the many festivals throughout the year.

Byron Shire has a population of close to 30,000, while the town of Byron Bay has a population of about 9,000. Byron Bay is located just off the Pacific Highway, 800 kms north of Sydney, 175 kms south of Brisbane. Airports are located in Ballina (30 minutes south) or Coolangatta (60 minutes north), and busses and trains arrive regularly.

Byron's beaches are like a dream come true, which sounds like a cliché until you experience them. If Australia does one thing really well, it has to be the beaches, and Byron's are among the best in Australia.

Stretching between the headlands of the northern New South Wales coast, many are sheltered from the southerlies and offer great surf breaks. Clean and undeveloped, the beaches are not overcrowded with high rises, or in fact with buildings of any sort.

For More Information please visit:
www.byron-bay.com
www.visitbyronbay.com

For advertising, contact
Real Estate Marketing at
+61(0)420.746.816 or
realestatemarketing@iinet.net.au

