

THE PORT REPORT

May 2004

Ray White Port Douglas

Beckhams girlfriend in Port Douglas

Our main celebrity in town recently has to be the infamous Sarah Marbeck who spent a brief few days escaping the Paparazzi at the Sheraton Mirage. Her alleged affair with David Beckham brought the paparazzi from around the world to the area, who could be easily spotted around the pool area because of their white, un-tanned legs and exceptionally large sports bags which contained their long lens cameras!!!

She didn't stay around for very long and maybe this had something to do with the weather, which has been exceptionally rainy for this time of year. The area looks fantastically green and the locals are enjoying this long wet season, however the tourists are unfortunately having to grab sunny moments by the pool, as and when the opportunity arises.

Market Summary

We are happy to report that it was business as usual for the first quarter of 2004. Trends show that local buyers were particularly active in the area which is usual as the season factor means that there are not as many investment buyers in town.

Developers have been actively seeking suitable properties/land which are becoming harder to find in Port. Interestingly, both the Pandanus Caravan Park and Tropic Breeze Caravan Park which are located on Davidson St have sold and sign boards indicating a new resort will be built have been erected at the Tropic Breeze Caravan Park.

The slow down in the southern markets has not affected us to date. Traditionally these trends take some time to filter through to Port Douglas and can vary in that they relate more to the particular aspects of a holiday destination. A clearer picture will emerge as we move into the second half of the year.

Country & Lifestyle

This year Ray White Daintree Coast was launched focusing on country and lifestyle properties. The distances are long but salesperson James Fern relishes his new role. One day he can be found on a mountain top Julatten (one of the four best climates in the world), the next day he could be hunting properties in the wild jungle of the Daintree and Cape Tribulation. Cooktown is his new focus: this historical town has beautiful beaches, a wild coastline and rivers. Cooktown is like Port Douglas was 20 years ago and prices are climbing as the last 33km of road are sealed and there is also a proposal for a Marina. Work on providing mains sewerage to the town has now begun.

Recent buyback by local council of freehold Daintree land is pushing prices up for remaining blocks starting at around \$45000 for quality land of 1 hectare. You may never again have the opportunity to obtain these virgin rainforest blocks that are up to 110 million years old.

This months contents

Gossip

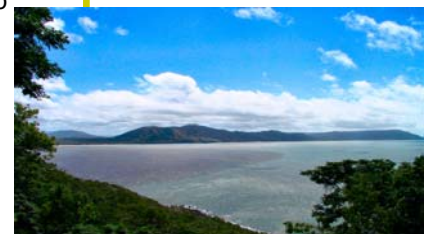
Market Summary

Country & Lifestyle

Current Listings

Property Management

Contact us



Latest or Notable Listings



Rydges Reef Resort

<http://www.propertyportdouglas.com.au/rydgesreef.html>

Take this opportunity to purchase one of several villas listed in the popular Rydges Reef Resort. These are a great investment for any purchaser with consistent good returns. Prices from \$162,000

Cooktown

<http://www.propertyportdouglas.com.au/janellganell.html>

A once in a lifetime opportunity to purchase this historic landmark "Grassy Hill". Two buildings, one facing south and the other north on 4.22 acres of historical significance. \$2.4m



2. Cooktown, looking East - Grassy Hill on the left



Port Douglas Home

<http://www.propertyportdouglas.com.au/fronds.html>

Located in Nautilus Street, this 3 bedroom, 3 bathroom family home is ready to move in to or rent out immediately. A stone's throw from the beach and with it's own pool, this is value for money in Port Douglas starting at \$350,000

Tranquil Waters in Port Douglas

<http://www.propertyportdouglas.com.au/tranquil.html>

Popular with permanent rentals, this is an ideal investment unit within walking distance to Macrossan Street. Well located and well priced at \$256,000, do not miss out.



Wonga Beach Luxury

<http://www.propertyportdouglas.com.au/wonga.html>

This home really has the "WOW" factor. Set on 1261m2 is this 3 bedroom + study, beautiful beach front home. The bathroom ensuite is amazing and the outdoor area is well designed for entertaining friends and family on warm balmy evenings. This really is a treat. \$1,050,000

Property Management Report

Landlords, are you missing out on thousands of dollars? Ray White Real Estate is constantly researching the market and finding ways to help our investors maximize their income. We have received news from a company called "DEPRECIATOR" that can assist you in claiming tax deductions, which have previously been missed out on (even going back 4 years). "DEPRECIATOR" states that a staggering 81% of investors do not claim depreciation! They will deal with new, old, residential or commercial property, so please call if you would like to receive more information.

As you will no doubt appreciate, an essential part of our job as your property managers is to carefully select and then educate your tenants before they even pay the Bond and pick up the keys. Ray White Real Estate produced a 10 minute film entitled, "a helpful guide to residential leasing" that we play to each of our new tenants before they sign the lease. It contains a lot of humour, but is designed to highlight the most important aspects of the tenancy agreement and the tenant's obligations. For example, it explains why periodic inspections are carried out and what is expected when the tenant decides to move out. In our opinion, the tenants appear to take much more notice when it is visual and the response has been very positive.

Monica Stievano joins us as a Rental Assistant and her primary role is to sign up new landlords and tenants, as well as to carry out entry, periodic and exit inspections. Monica has lived in Port Douglas for almost 30 years, so is about as close to a local as you will find. "Fruggies" fresh fruit and vegetable shop/Deli was Monica's business until last year, but after a few months "rest" she thankfully decided to return to the workforce. We enjoy having her around and value the wealth of experience and knowledge that she brings to the job.

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