



WHY INVEST IN AUSTRALIA?

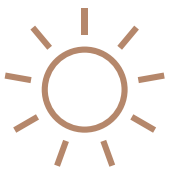




WHY INVEST IN AUSTRALIA?

Australia is known worldwide for its stunning beaches, multicultural society and exceptional year-round climate. As a result, Australia attracts millions of tourists every year, as well as international migrants who want to take advantage of all that the country has to offer.

From an investment perspective, Australia ranks among the most resilient economies in the world and has experienced consistent economic growth and high employment rates for the past 22 years. This is largely due to its increasing population, stable government and the fact that it is strategically situated in Asia Pacific - the fastest growing region in the world.



Weather

Perfect year round
climate



Location

Situated in Asia Pacific -
the fastest growing
region in the world.

50%

Australia has experienced a 50%
increase in foreign investment
interest compared with this time
last year.



Economy

Australia ranks among
the most resilient
economies in the world



Easier

Investing in Australia is relatively
easy due to less restrictive laws
and banking regulations

THINGS TO CONSIDER BEFORE INVESTING IN AUSTRALIA

Unlike many other countries around the world, the Australian government does not impose restrictive foreign investment laws or banking regulations on foreign investors. This makes the process of investing in Australia relatively easy, provided you have the right guidance.

Listed below are a few things that you should be aware of when investing in Australia.

FOREIGN INVESTMENT REVIEW BOARD (F.I.R.B)

While offshore investments are welcome by the Australian government, certain policies are in place to regulate the stability of the Australian property market. Australia's foreign investment policy dictates that foreign investment should be channeled to the housing sector to increase the supply of new residential properties.

If you are an overseas investor, you will be required to get permission from the Foreign Investment Review Board (F.I.R.B) to buy property in Australia. The application process is relatively straightforward and typically approved within 30 days. Buyers must submit their application to the F.I.R.B before purchasing a property, however this will normally be taken care of by your solicitor.

FOREIGN INVESTOR DUTY

Foreign investors who wish to invest in residential property in Australia will be required to pay an additional 7% of the purchase price in stamp duty. For home and land purchases, this amount will be calculated based on the value of the land component only (not the build cost).

TAX IMPLICATIONS

Similar to other countries, if your investment property generates an income then you will be taxed on that income. However, Australia's competitive depreciation rates make Australian properties fairly tax effective and there are many methods of reducing or deferring tax in Australia. When it comes to minimising the tax payable, you can rely on our network of professionals such as lawyers and accountants to help you optimise your cash flow.

LEGAL REPRESENTATION

To purchase a property in Australia, you must be represented by a solicitor who is registered in the state in which you are buying your property. Engaging the services of a lawyer who understands the intricacies of Australian property law will smooth the buying process. Your solicitor will assist in reviewing contracts of sale, corresponding with the sellers' solicitors and applying for any government approvals. Understanding that many overseas investors do not have immediate access to an experienced solicitor in Australia, Kallea Property Group has established connections with some of the leading lawyers who are familiar with your needs and queries as a foreign investor.

Australian property represents a safe and tangible investment with potential for attractive capital growth and high returns. Foreign investment policies reflect the Australian government's desire to protect the Australian property market and ensure a continuation of the growth that has been enjoyed by many investors for the last 100 years. Furthermore, being one of the first countries to effectively recover from coronavirus / COVID-19, Australia is now considered one of the safest countries to invest in and has experienced a 50% increase in foreign investment interest compared with this time last year.

SUMMARY

At Kallea Property Group, our team has over 30 years experience in property investment and our value-added service was created to make the buying process as seamless as possible for our clients. Over the years working in the industry we have built up a network of top-tier professionals including lawyers, mortgage brokers, builders, developers and accountants. Together, we will work with you to make your property purchase in Australia a safe, stress-free and profitable investment.



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