



helping new migrants land feet first...

**Home2Home**  
settlements

Welcome to the very first edition of our Newsletter. Firstly, we'd like to thank you for taking time to register your details with Home2Home and wish you every success in your endeavours to migrate to South Australia. We hope that you enjoy reading the newsletter and that you find its content useful.

March 2008  
e-Newsletter

### Meet the Team: Home2Home Settlements



All dressed up and ready to go!  
Emigrate2 York 2007

Sharing our experiences with prospective migrants  
Emigrate2 Coventry 2007



#### Judith (Principal Consultant) says.....

"We launched Home2Home Settlements in 2007, having migrated to Adelaide in 2003 with our teenage sons. Unlike some, we had visited the area before actually migrating and knew people who already lived here. We found it invaluable to have someone who knew Adelaide and could show us around whilst answering some of the many questions we had. We want to make sure **everyone** has that opportunity as there are so many things you cannot foresee. That's why Home2Home was born."

Since its inception, Home2 Home has formed links with **Global TradeSearch** an Australian recruitment company currently placing skilled migrants with a variety of Australian employers in, for example, the mining, oil and gas, manufacturing, service and healthcare sectors. Global TradeSearch offers a complete migration program including arrangement of appropriate visas.



#### Judith Principal Consultant, Home2Home Settlements says.....



"During our time in Adelaide we have built up a wide circle of friends and contacts - from families with children of all ages to professional couples with maybe just a dog to worry about! Home2Home Settlements can offer you the peace of mind of knowing that you are not alone. We truly care about making your resettlement as smooth and as happy an experience as possible."

**HiFX are the UK's leading currency specialists for private individuals.....**

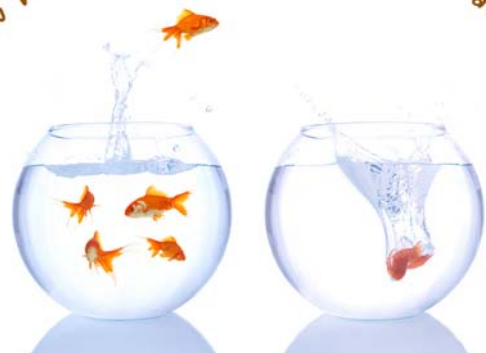


Each year they help over 30,000 clients to buy and sell currency for migration, purchasing overseas property and sending regular transfers abroad. They can get you \$1000's more Aussie Dollars for your £'s by offering better exchange rates than your high street banks. In addition there are no commission fees, transfer charges or overseas bank receiving fees. HiFX clients will also have access to special deals when setting up their Australian bank accounts and on one-way air fares to OZ

All H2H clients using HiFX services will be assigned to Consultant Jonathan Sermon, based in Windsor, UK.

Tel: **01753 752740**  
email [jonathansermon@hifx.co.uk](mailto:jonathansermon@hifx.co.uk)

You won't feel like a fish out of water!



**Home2Home are pleased to recommend the services of The Emigration Group.....**



For a total and effective emigration service  
For free initial advice call **0845 230 4390**  
[www.emigration.uk.com](http://www.emigration.uk.com)  
Email: [info@tegltd.co.uk](mailto:info@tegltd.co.uk)

**UK Pensions to Transfer?  
H2H recommends  
Australian Financial Services**

One of the many issues facing migrants from the UK is what to do with investments left behind in the UK and how are those investments treated under the Australian Taxation system?

For many of our clients after their house, their Pension Scheme is the next largest financial asset.

For tax purposes, the Australian Taxation system treats Personal and Employer UK Pensions differently and it is important that these differences are understood. Therefore you should seek advice as soon as possible, either prior to leaving the UK, or once you arrive in Australia.

An assessment must be made for each individual personal circumstance, however purely from a taxation perspective, the sooner you can commence the process after arriving in Australia, the better. Transfer after six months of Australian residency will generally have tax implications, whereas transfers within the initial six month period are generally tax-free.

It is possible that Australian foreign investment fund (FIF) rules may apply. This will depend on whether the fund is not employer sponsored and how long the person has been an Australian resident.

Transfers to a complying superannuation fund from a foreign superannuation fund after six months of becoming an Australian resident will generally see any growth on the benefit between the time the person became a resident and when the benefit was paid included in the assessable income of the person in the year in which the payment is received. Depending on the persons tax rate this could result in up to 45% of the growth payable in additional Australian income tax.

Finally, the receiving Australian superannuation scheme must be a 'qualifying recognised overseas pension scheme' (QROPS).

UK pension scheme transfers to an overseas pension scheme that is not a QROPS are known as an 'unauthorised member payment' which is taxed at 40% - an unauthorised payment surcharge of 15% may also apply in some circumstances.

We strongly recommend you seek advice from an experienced adviser in relation to these matters.

**Michael Cirson CFP, DipFP, AAI**  
**Authorised Representative Number**  
**263486**

**Australian Financial Services Ltd**  
**58 Prospect Road**  
**Prospect SA 5082**

**PH: (08) 8269 9100**  
**FAX: (08) 8269 9111**

**EMAIL: [MichaelCirson@pakplans.com.au](mailto:MichaelCirson@pakplans.com.au)**



**Have you arranged  
on-arrival accommodation?**

Why rush into buying a house? There are plenty of opportunities to rent either short or long term while you take your time to look around.

**On arrival fully furnished**

This will save you from worrying about being without furniture. For £300 to £350 per week inclusive of all services you can enjoy the luxury of a fully furnished home while you get used to your new environment.



Fully furnished homes are available to rent through [www.auseelife.com.au](http://www.auseelife.com.au), or [www.downunderrentals.com.au](http://www.downunderrentals.com.au)

**Long term unfurnished**

There are many unfurnished rental properties in all suburbs. These range from 1 bedroom apartments to 5 bedroom houses and vary in cost from £70 to £350 per week, exclusive of services. These properties are normally let on a twelve month agreement through private landlords.

Have a look at these websites for more details:  
[www.realestate.com.au](http://www.realestate.com.au) or [www.domain.com.au](http://www.domain.com.au)

**Looking to buy?**

Around 26,000 houses were sold in the Adelaide metropolitan area in 2007 and demand for housing has been very strong for the past decade. As well as offering a great range of housing for owner-occupiers, the market also offers the savvy investor a solid range of options for long-term growth.

To research housing in South Australia, the Real Estate Institute of SA has a resource-rich website which has a great range of information on median house prices and the process of buying and selling.

Visit [www.reisa.com.au](http://www.reisa.com.au) and you'll soon be on your way to learning more about our local property market. In particular, be sure to download the latest Market Update – a 6 page report that examines all the latest statistics and trends in all residential market segments.



If you are interested in learning more about recent sales in a suburb, REISA also links to [www.latestsales.com.au](http://www.latestsales.com.au). For a modest cost, you can be instantly updated on sales in your chosen area. It's a very valuable tool for buyers.

**Home2Home are pleased to recommend the services of:**

Obtaining a mortgage in Australia is much the same as in most other countries, but you need to be aware of the pitfalls and you should speak with someone who is not biased towards any lender. All lenders offer introductory rates to attract new clients, however you should look carefully at the small print to see if there are any penalties for changing lenders in the early years. Speak to someone who works with a panel of lenders who will not charge you a fee for their service to get the advice and product that best suits your needs. Most lenders require you to be in full time employment with a minimum of 6 months in your current job, however they will look outside the square if there are valid reasons for doing so.

Fees associated with buying a property in Australia are about 5% of the purchase costs, therefore, based on a \$300k contract price, costs will be approx \$15k. (this will differ state to state). The bulk of these fees are State revenue and legal costs. Against this you may qualify for the First Home Owners Grant (FHOG) which is currently \$7k. This is a one-off benefit to assist your first purchase and is not means tested.

The big Australian dream is to own property, to be a landlord and to build wealth for your future. Many Australians achieve this goal and own several investment properties that increase in value and improve their net wealth ready for retirement.....This could be you!

Contact: **David Medlock** Principal Mortgage Consultant, email: [dmedlock@amortgage.com.au](mailto:dmedlock@amortgage.com.au)



**australian**  
mortgage brokers

OUR EXPERIENCE SAVES YOU TIME AND MONEY



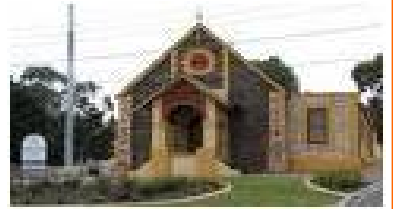
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## SPECIAL FEATURE

### Suburb Profile: Athelstone SA 5076

The Suburb of Athelstone within the City of Campbelltown Council located in the North East of Adelaide is 11km (15 mins by car) from the city centre and lies nestled beneath Black Hill Conservation Park. The area is serviced by Gorge Road and George St which both run off Lower North East Road. Athelstone has local, regular bus services that link it to the city via the O'Bahn (buses on tracks) at Paradise Interchange (see [Adelaide O'Bahn](#)) Alternatively, Paradise Bus Interchange can be reached within 5 mins by car and offers plenty of free car parking spaces. Buses from here take approx 7 mins to reach the city centre following the route of the River Torrens.



Athelstone has elevated areas of housing which offer views towards the city and coastline, or lower positions which border the River Torrens giving access to the beautiful Linear Park. The park provides safe walking/cycling tracks which meander their way into the Gorge in one direction or Henley Beach via the city in the other. There are footbridges which cross the river and allow for a variety of circular walks in the Athelstone and Highbury area. There are opportunities to feed ducks together with picnic spots and covered play areas for children. The park is a haven for dog walkers, however dogs must be kept on a lead if on the Campbelltown City Council side of the river, free litter bins and bags are provided for use by responsible owners.

#### Housing

Athelstone has a current median house price of \$356,000 or £167,000 based on today's exchange rate. For more details on housing availability and prices together with information on demographics please see [www.Domain.com.au](http://www.Domain.com.au)

#### Shopping

Local errands can be done at Athelstone Shopping Centre on Gorge Road. The centre has recently been renovated and has a new style Woolworth's Food Supermarket along with a Post Office, Chemist, Newsagent, Bakery, Hairdresser, Fish & Chip shop, Video Outlet, Liquor Store plus an 'odds and ends' shop for all those useful 'nick-nacks'. A larger department store is available within the next door suburb of Newton along with the best fresh Fruit and Vegetable store on the north-side of Adelaide.

#### Leisure, Pleasure and Sports

Athelstone Recreation Reserve hosts Aussie Football during the winter season with Cricket available during summer months. The lively sports and social club is open to the public and serves a variety of beers along with reasonably priced bar meals from 6-8pm most nights.

Tennis & Basketball/Netball courts located in Ryan Avenue are open to the public and are free of charge. Adjacent to the tennis courts is a free public BBQ for your enjoyment. Cycle and bushwalking trails are available throughout Black Hill and Wadmore Park. The spectacular waterfalls at Morialta Conservation Park (a few minutes away by car) make for a wonderful afternoon out and an abundance of wildlife. Koalas can regularly be seen sleeping in the trees. Morialta has free BBQ's, children's play equipment and shaded picnic spots!



#### Medical

Athelstone Medical Clinic offers GP services and is located within the Athelstone Shopping Centre on Gorge Road along with other smaller doctors' practices in the area. Dentistry is also available and a number of private clinics are located in Athelstone. A schools dental service is available at the rear of the Charles Campbell Secondary School on Gorge Road, for a fee of around \$30 per annum school-aged children can receive basic treatments from the schools dental service.

#### Athelstone Schools

Private and State Schools, and Pre Schools which service Athelstone are:

Athelstone Pre-School - [www.athelstonepre.sa.edu.au](http://www.athelstonepre.sa.edu.au)  
Athelstone Junior & Primary - [www.athelstone.sa.edu.au](http://www.athelstone.sa.edu.au)  
Charles Campbell Secondary School - [www.charlescscs.sa.edu.au](http://www.charlescscs.sa.edu.au)  
St Ignatius College - [www.ignatius.sa.edu.au](http://www.ignatius.sa.edu.au)