

## *“Use rental income to pay education costs”*

It is always a big decision for every parent when considering where best to send their precious child to study abroad. Australia has always been a popular choice. China has enjoyed a very good relationship with Australia ever since the “open-door” policy was adopted by the Chinese Government some 25 years ago.

The important factors that parents have to take into account are: selecting the degree course to study, which university to enroll in, accommodation & security, and the financial costs involved. These questions are always asked by parents. There is now an alternative available for parents who can think outside the box.

The strategy is to “invest” in a high quality residential apartment in the \$42 million UniVillage development located next door to University of Tasmania ([www.utas.com.au](http://www.utas.com.au)) in Launceston. The prices start from \$192,500 for a deluxe studio apartment to \$440,000 for a 2 bedroom or \$649,000 for a 3 bedroom apartment offering over 215 square metres including patio & courtyard. All UniVillage apartments are fully furnished. Rental income is based on an estimated \$150 (twin -share) per student per week.

By buying a strata title apartment in UniVillage, this “investment” strategy would offer a gross rental income of at least \$150 per week to over \$750 per week for the 3 bedroom unit; this works out to an income of \$7,800 to \$39,000 per annum to help with your child’s education and living expenses and at the same time provide your child with safe and secure accommodation right next to the university.

What’s more...after graduation you can sell the apartment and make a profit, or retain the apartment for migration purposes if your child wishes to obtain permanent residence in Australia. Living in Tasmania also assists with the point scores for migration application as Tasmania is classified as a “regional area”.

Recent statistics released by the Real Estate Institute of Tasmania showed that Launceston had the lowest rental vacancy rate at 1.4 per cent, compared with 2 per cent in Hobart. Tasmania has also been surveyed recently as the “safest” state in Australia with the least number of crimes committed. Tasmania offers an ideal environment for study and living.

In the island state of Tasmania, the University of Tasmania has in recent years attracted an increasing number of students from China. The total number of students from mainland China in 2008 has grown to 842 students or 30% of the total overseas students. Contact your local Migration Agent or Education Centre and find out more about the advantages in choosing Tasmania as a preferred location for your child’s future.

Be astute and buy a UniVillage Apartment now and make a wise investment for your family.

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## Document Title

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