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about money so you can live the life you want

## CSP NEWS ALERT

14th October 2016

Good Afternoon

Property prices seem to be the prevailing conversation starter at the moment. Boom or bust? Shane Oliver has written an interesting piece providing some "sane" context to these discussions.

Many of us understand that retirement is much more of a long term proposition than it once was. You could be looking at spending over 20 years in retirement. That is over a third of your working life. Even more reasons to think about boosting your retirement savings.

The CSP 3 Buckets Retirement Program helps everyone, whether you are 40 with a young family and a substantial mortgage, 50 and starting to consider when you will be able to retire, through to those that have already retired.



[Read more](#)

Have a wonderful weekend.

*Lachlan  
87 Clavin*

## The Australian housing market - surging unit supply, the economy and what it all means for investors.

Shane Oliver, Head of Investment Strategy and Chief Economist.



- Expensive housing and high household debt leave Australian housing vulnerable. But without a recession or much higher interest rates a property crash is unlikely.
- However, the surging supply of apartments and the continuing strength of the Sydney and Melbourne property markets pose an increasing risk. Average dwelling prices in these cities are likely to see another cyclical 5-10% price downswing around 2018, with unit prices in oversupplied areas likely to decline 15-20%.
- The combination of high house prices, huge gains in Sydney and Melbourne, low rental yields and a coming surge in the supply of apartments mean property investors need to be careful. Best to focus on under-supplied, less loved parts of the property market.

[Read more](#)

WITH 20 YEARS OR MORE UP THEIR SLEEVES, HOW WILL AUSTRALIA'S NEW BREED OF RETIREES COPE FINANCIALLY?

## NOSTALGIA BUFFS WOULD HAVE IT THAT LIFE WAS BETTER IN THE OLD DAYS. BUT THE NUMBERS TELL A DIFFERENT STORY.

According to the latest Australian Bureau of Statistics (ABS) figures, in the 1880s the average life expectancy for a newborn Australian stood at just 49 years, which by today's standards seems inconceivably short.

What a difference 100 years or so makes, as this Australian Institute of Health and Welfare (AIHW) summary of the facts of life makes clear: "Life expectancy in Australia has improved dramatically for both sexes in the last century, particularly life expectancy at birth. Compared with their counterparts in 1881–1890, boys and girls born in 2011–2013 can expect to live around 33 and 34 years longer, respectively..."

[Read more](#)



## The latest CSP Investment Podcast is out now

The September 2016 edition of the CSP Investment Podcast is out now.

Lachlan reviews the recent market conditions and discusses the impact of these on the CSP 3 Buckets Investment Program

[> Listen here](#)



**Chick St Clair & Partners, Suite 1201, Level 12, 54 Miller St, North Sydney, NSW 2060**  
**P 02 9925 0522 F 02 9925 0533 E [mail@csp.com.au](mailto:mail@csp.com.au)**

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