



Dreaming as a means of  
forgetting  
...



'Fantasies' hold us  
together and stop the world  
falling apart  
...



4

HOMECOMING



2008 - 2010



**I**n a world that no longer offers reliable career tracks and stable jobs, for people moving from one project to another and earning their living as they move, signing a mortgage contract with undisclosed and indefinitely long repayments means exposure to an uncharacteristically high level of risk and a prolific source of anxiety and fear.

(Zygmunt Bauman, *Liquid Love*, 2003/2006, p. 42)



# Home ownership dream ebbing away: study

AAP September 14, 2009, 3:47 pm

The Australian dream of home ownership is slipping away, leaving a threat of a US-style collapse in house prices, according to a team of university researchers.

Analysis by researchers from South Australia's Flinders University has revealed home ownership in the 10 years from 1996 rose only 0.8 per cent despite strong economic growth and low interest rates in that period.

The Flinders Institute for Housing, Urban and Regional Research analysis found home ownership fell by 15 per cent over the two decades to 2006 for low income earners over 45 years of age and medium-high income earners under 45 years.

Other findings included large gains in national income from the resources boom were "wasted" by increasing house prices and accumulating debt to unreasonable levels.

The analysis found the first home owners scheme boosted home purchases for people under 25 years of age but many lower income earners in the 25-44 age bracket were unlikely to ever own their own homes because their parents were spending their inheritances and prices remained high.

Dr Joe Flood, the institute's adjunct professor, said the "the writing is on the wall for the 'Australian dream'."

"The country that promised limitless land, cheap housing and near universal home ownership to all comers now has the most expensive housing in the world amid very tight housing and land markets and little prospect of restoring the balance," Dr Flood said in a statement on Monday.

"As long as the government, the public and the media remain in denial, and self-congratulatory rhetoric continues that Australia has cleverly avoided the housing market correction it needed to have, there is little chance that matters will improve.

"The only ways that this would happen are through a US-style price collapse or a complete re-evaluation of the situation and a coordinated effort by governments, planning and financial institutions to restore the balance between housing supply and demand - or tax away the imbalance - so that all Australians may benefit."

Dr Flood and his team assessed Census data to conclude that Australia's housing market is in "a very dangerous and unstable situation which has received little adverse attention".

The researchers found that after 1996, average house prices increased by three times on average - to around 6.8 times medium household income - and debt levels surged.

"On the one hand Australia is vulnerable to a collapse like the United States, where prices fell by a half during the sub-prime collapse ... or to a long slow decline as in Japan since 1988," Dr Flood said.

Retrieved:

<http://au.news.yahoo.com/a/-/latest/6031789/home-ownership-dream-ebbing-away-study/>

Monday 14 September 2009

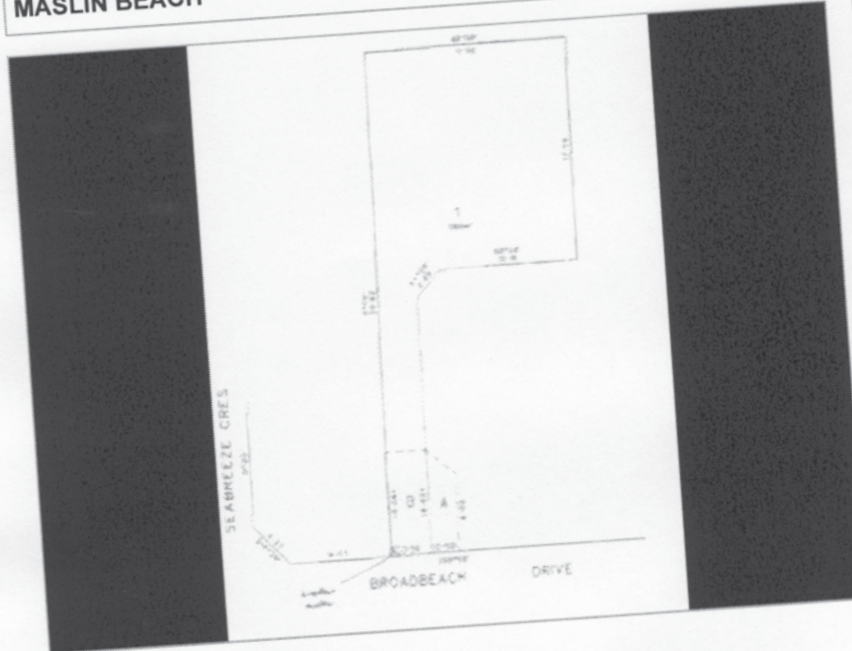
I. FIND LAND





**FOR SALE** Property No. 2520747

MASLIN BEACH



**SMALLACOMBE**  
*Real Estate Group*

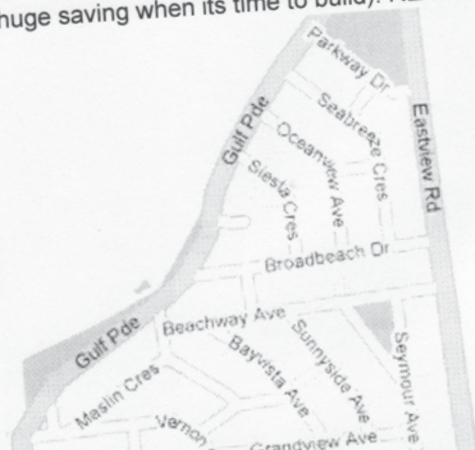
**Smallacombe Southern Pty Ltd RLA 190762 - Aldinga**  
206 Port Road  
ALDINGA 5173  
Tel: 08 8557 8188  
Fax: 08 8557 8588

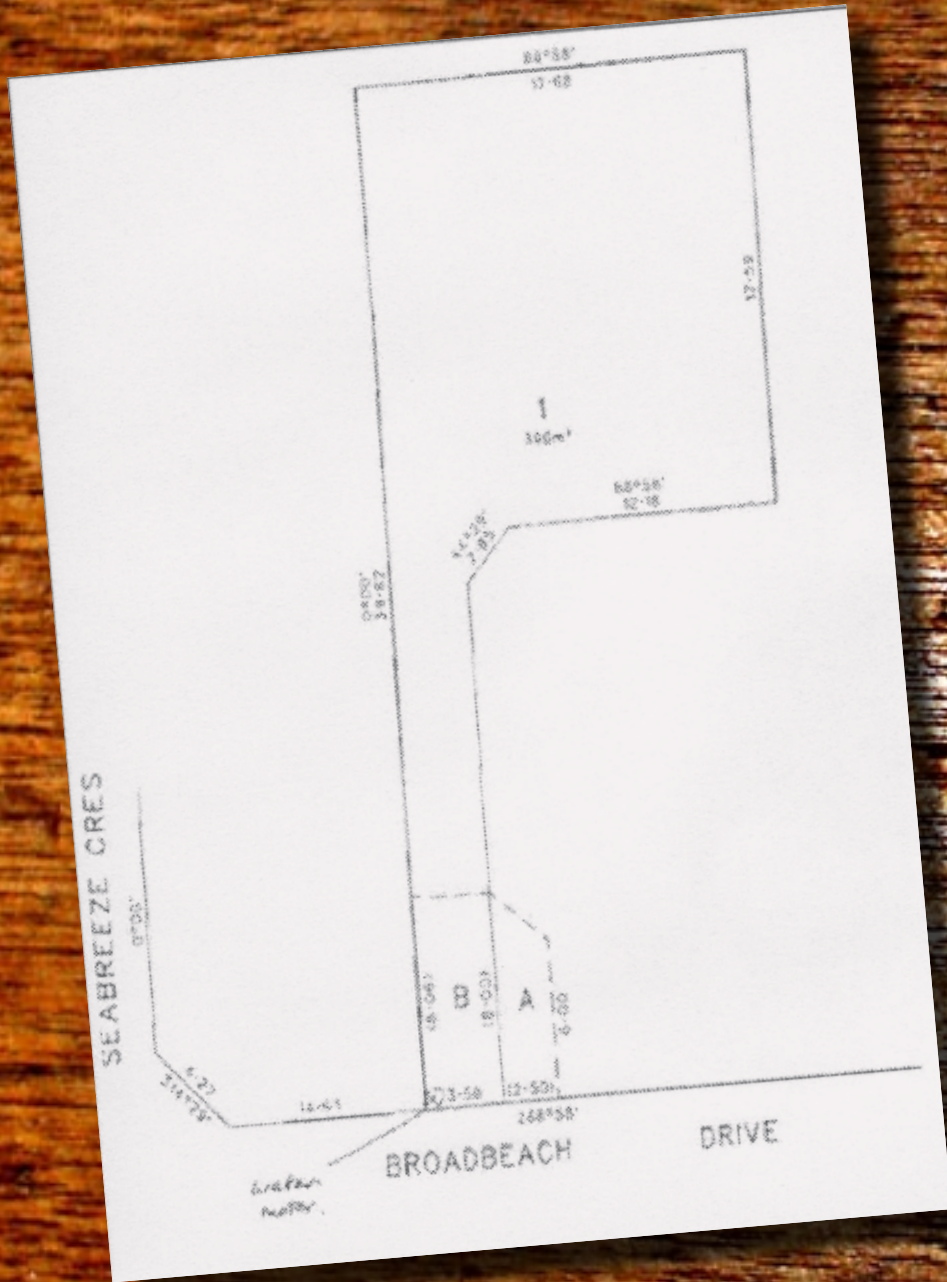
**Sales Person:**  
Chris Watts 0427 002 630

**Affordable Block!**

**LOT 1 (39) BROADBEACH DRIVE MASLIN BEACH**

Great opportunity to secure a 389m2 allotment in this very desirable seaside suburb. Offering potential sea views from a 2 storey house and only a few minutes drive to both the beach and the cosmopolitan McLaren Vale area. Water has been connected and as an added bonus the effluent tank is already in place (meaning a huge saving when its time to build). RLA 190762







My new suburb



12

BROADBEACH  
DRIVE

← My new street



13



← Ocean

My new block →

← Beach

**SMALLACOMBE**  
Real Estate Group  
Main Beach  
1317 Old Broadbeach Dr

**FOR SALE**

Smallcombe Crescent  
Broadbeach Drive

**Land, Land, Land!**  
Great allotment in very affordable price range. With effluent tank in place and water connected, great savings are to be had. No need to rent anymore, build your dream home here.

Web ID 811054  
www.AquacadeHomes.com.au

**Chris Watts**  
0427 032 632  
9857 8188  
1317 Old Broadbeach Drive

Imagination required →





A narrow entrance →

16

Block →

← My new driveway





17

Build house here →

← Put gate here →



18

← Grow bamboo along fence →

← House in here →

Bamboo ↗  
↘



19



A small house

20





2. BUY LAND



Wednesday, 12 November 2008

File no: 9519

A.W. MILLER  
1 Pineridge Road  
O'HALLORAN HILL 5158

**TAX INVOICE**  
**SETTLEMENT STATEMENT FOR THE PURCHASE OF PROPERTY SITUATED AT**  
39 Broadbeach Drive, MASLIN BEACH SA 5170  
DATE OF ADJUSTMENT: Monday, 24 November 2008

To: Contract Price (Inclusive of any GST)	\$135,000.00	
<b>Adjustment of Rates and Taxes</b>		
Council Rates of \$1,109.85 p.a. paid to 30/06/2009 (219 days)	\$665.91	
Emerg. Services Levy of \$57.30 p.a. paid to 30/06/2009 (219 days)	\$34.38	
Water Rates of \$191.80 p.a. paid to 31/12/2008 (38 days)	\$19.97	
Half cost of Govt searches from Vendor (incl GST)	\$167.75	
Searches and Disbursements	\$79.60	
GST on Searches and Disbursements	\$7.96	
Conveyancing Fee	\$450.00	
GST on Conveyancing Fee	\$45.00	
(Normal Fee with no discount \$497.25)	\$759.00	
Registration of Transfer	\$4,230.00	
Stamp Duty on Transfer		\$5,000.00
By: Deposit Paid (Paid to SMALLACOMBE R/E Southern)		\$103,202.60
Advance from SATISFAC CREDIT UNION		\$33,256.97
<b>AMOUNT DUE BY YOU AT SETTLEMENT</b>	<b><u>\$141,459.57</u></b>	<b><u>\$141,459.57</u></b>

*Beg, borrow & steal* →

Total Amount of GST Paid on Conveyancing fees and charges is \$52.96

Please retain this statement for historic purposes as our settled files are kept off premises and a retrieval

LANDS TITLES OFFICE ADELAIDE SOUTH AUSTRALIA

DIAGRAM FOR CERTIFICATE OF TITLE VOLUME 6002 FOLIO 519

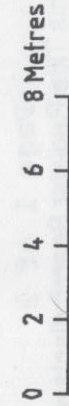
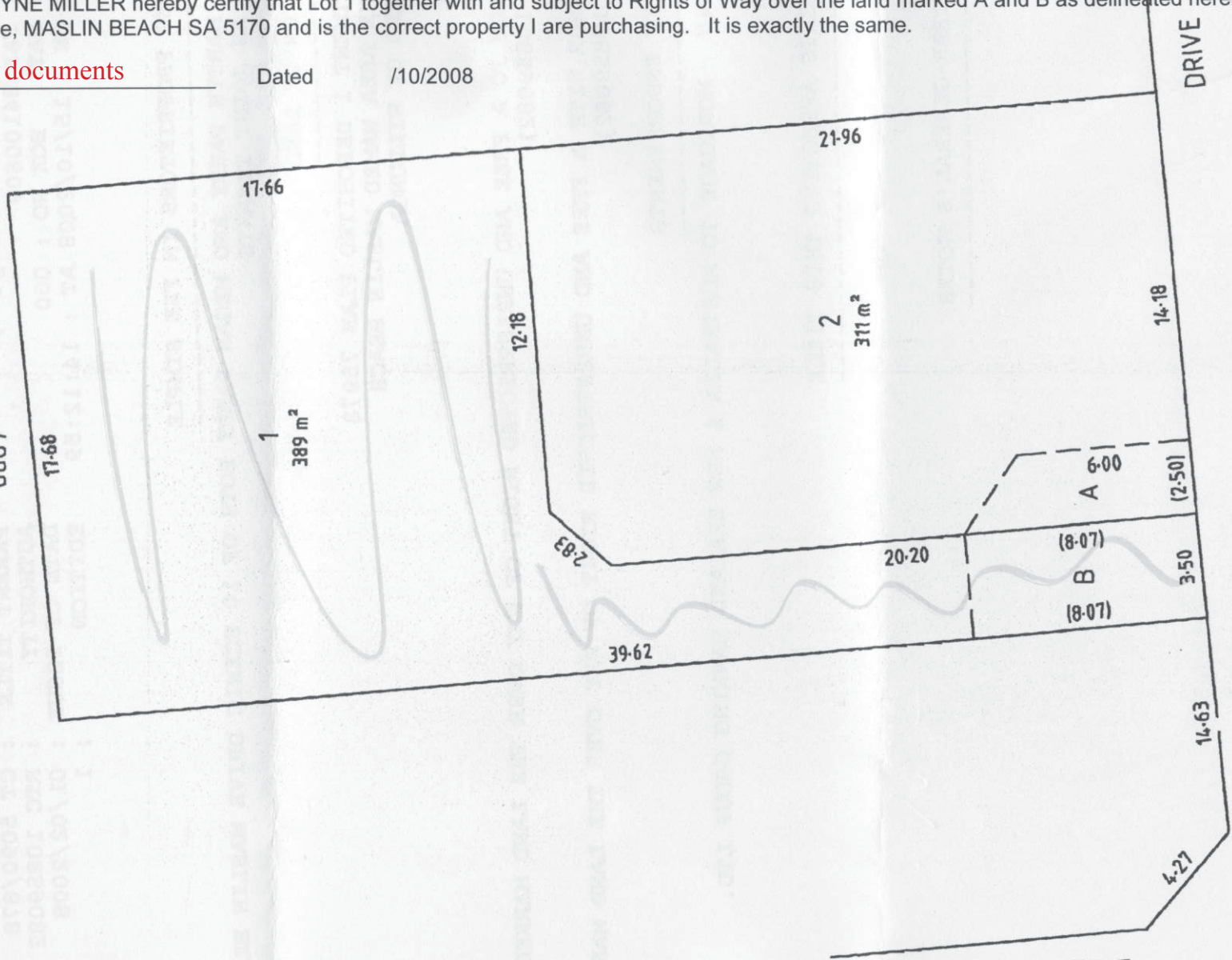
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DP  
6887

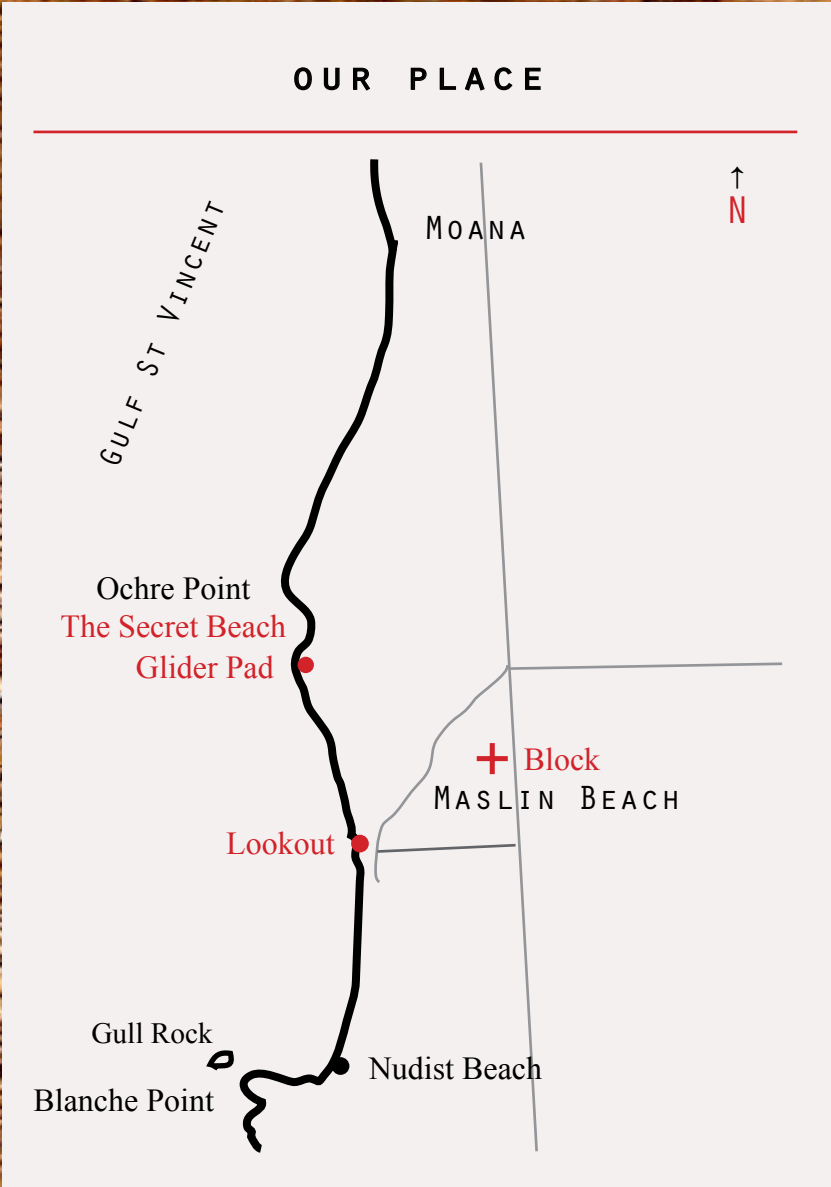
Sign documents

Dated /10/2008

I ANDREW WAYNE MILLER hereby certify that Lot 1 together with and subject to Rights of Way over the land marked A and B as delineated herein is 39 Broadbeach Drive, MASLIN BEACH SA 5170 and is the correct property I are purchasing. It is exactly the same.







3. IMAGINE



# Heysen 3

SARAH  
HOMES



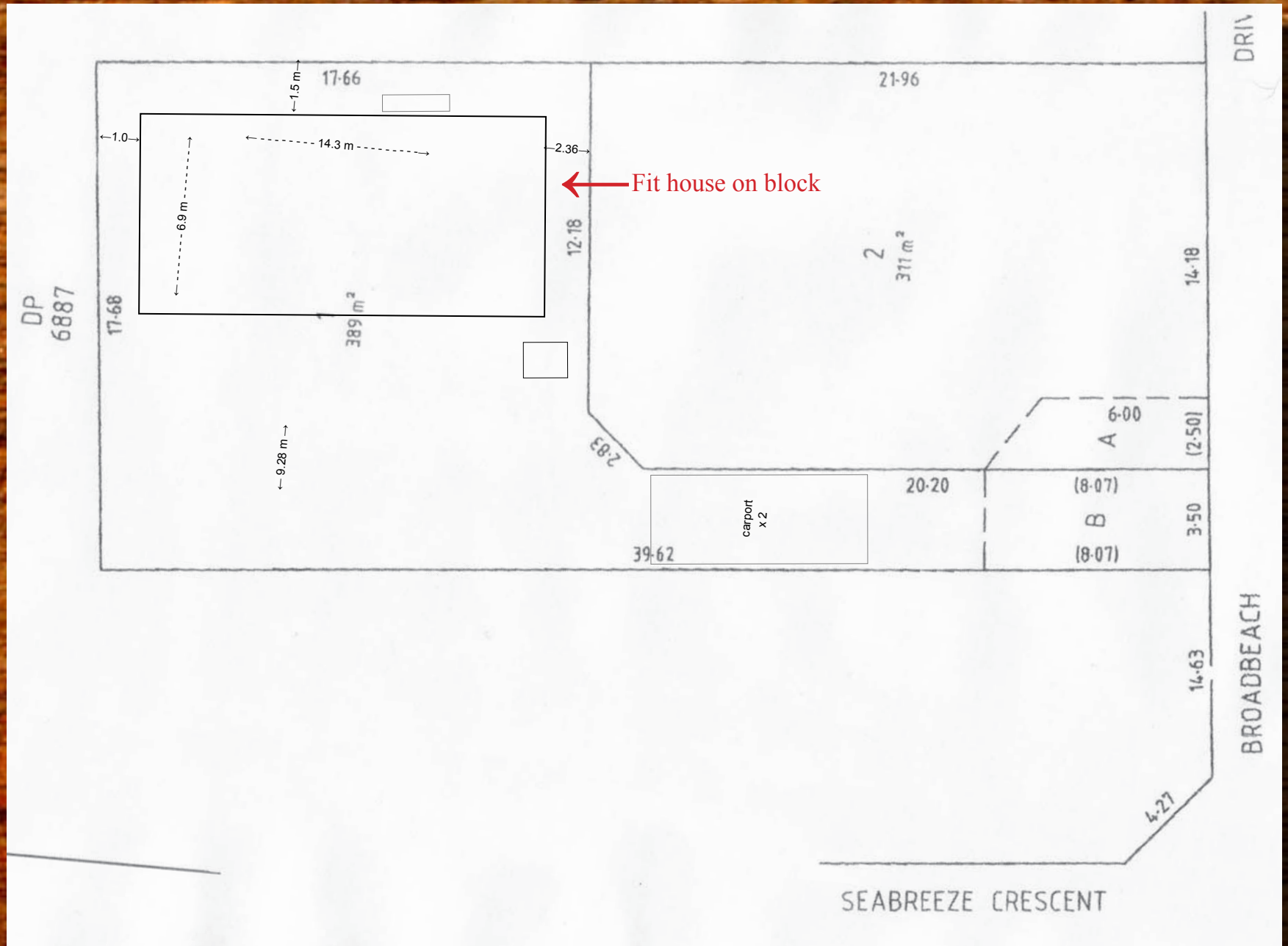
Phone **08 8301 8333**



### Heysen 3

14.3 x 6.9m (99m<sup>2</sup>)

- 1. Living – 6.1 x 4.2m
- 2. Dining – 3.1 x 2.4m
- 3. Kitchen – 3.0 x 2.4m
- 4. Bed 2 – 3.3 x 3.5m
- 5. Bed 1 – 4.5 x 3.5m
- 6. Bed 3 – 2.8 x 3.2m
- 7. Bath – 3.4 x 2.1m
- 8. Laundry – 2.16 x 2.1m
- 9. Porch – 1.3 x 0.6m
- 10. Verandah & Deck (optional)  
Front – 16.1 x 1.8m  
Side – 1.8 x 6.9m
- 11. Robe Provision
- 12. Linen
- 13. Deck (optional) – 3.1 x 2.1m





Summersea 3 3830-AC

Online 3 5630-AC

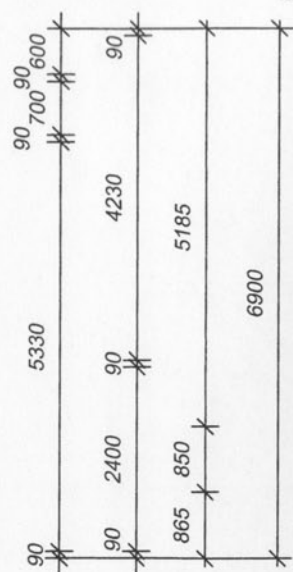
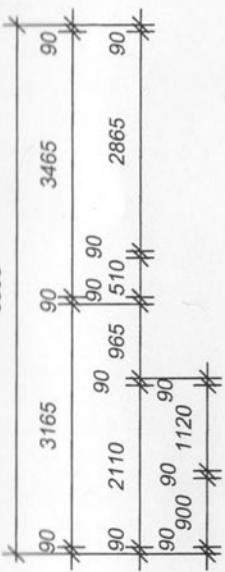
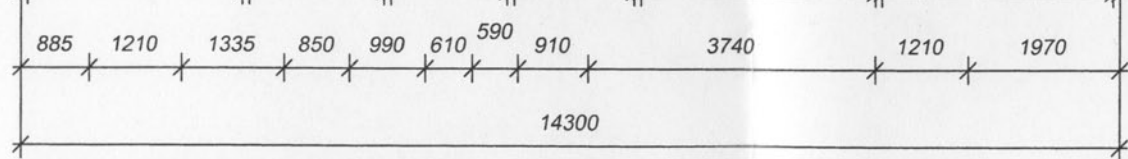
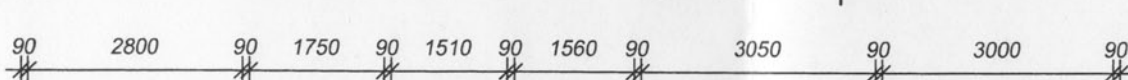
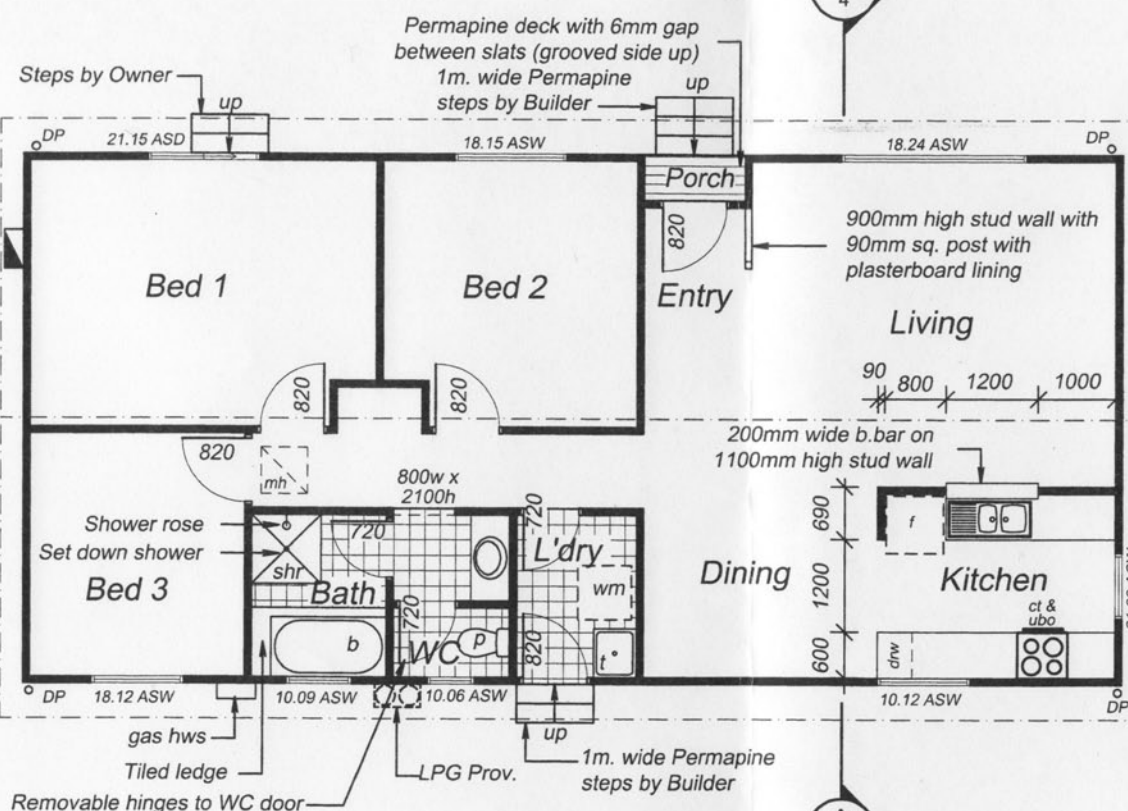
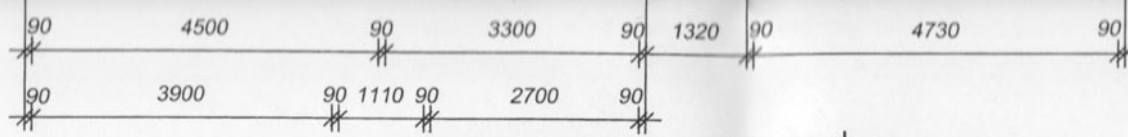
5740-DP Aqua 3



Lagoon Teal

Green Tiara

Teal Flash



**NOTE:**  
Provide separate plumbing for Laundry cold water ready for connection to rainwater outside Laundry. Connection by Owner prior to occupancy

AH HOUSING	DESIGN	<b>HEYSEN 3</b>	AREAS :	M <sup>2</sup>	PROPOSED:	New Dwelling (Site Built)
		Figured dimensions shall take preference over scaled drawings.	LIVING	97.88		

4. BUILD



























5. STARE



44



45



46



47







49



50





We are built from  
layers of text, meaning,  
& experience  
...



and Hope!



Ben: 'I came here to drink myself to death.'  
Sera: 'How long will it take you?'  
Ben: 'I'd say about three to four weeks.'

(Nicolas Cage,  
*Leaving Las Vegas*  
[motion picture],  
1995)



NOT ANY MORE

