



Bin Rong 荣滨

BUYER'S ADVOCATE

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0430 008 596



Bin manages Secret Agent's property development division (CREATE) and overseas investor clients. He is fluent in both English and Mandarin. Before Secret Agent, Bin spent many years as a Chartered Accountant and a registered tax agent in Melbourne. He is also a licensed agent's representative within the property industry.

Bin's portfolio includes residential and commercial investment property, as well as development sites. His strength lies in cash flow analysis and feasibility studies. He is also experienced in managing development projects, having completed some of his own around Melbourne's eastern suburbs.

FEATURED PROPERTIES



278 Doncaster Rd, Balwyn North

\$1,360,000

Purchased for a doctor based in the Eastern suburbs who was looking to set up his own clinic. It would service new and existing clientele in the area. Currently in planning for a mixed development comprising an office and residential dwelling.



506 Queensberry St, North Melbourne

\$1,210,000

Bin oversaw the acquisition, renovation and tenant selection to create an ideal tenanted investment for local investors in the heart of North Melbourne.



15 Bank St, Brunswick

Project development

Bin helps with the financial and management aspects of a boutique four unit development in central Brunswick. The site was acquired by Secret Agent.

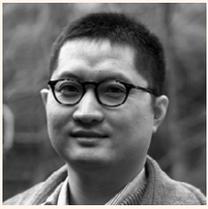


254 Neerim Rd, Carnegie

\$1,450,000

Purchased for an investor seeking a commercial property in the Eastern suburbs, for initial investment and later for business purposes.





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Budget 2016: What they say

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The tax cuts for small business are welcome. JLL chief executive Stephen Conroy. Jessica Hromas

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"The budget should be seen as a safe 'don't rock the boat' budget ahead of a July federal election. It's pleasing to see further focus on infrastructure spending which is necessary for continued growth in the key Australian CBDs of Sydney and Melbourne." Dexus Property Group chief executive Darren Steinberg

"The tax cuts for small business are welcome and we expect to see this reflected in investment that will flow through to the retail, office and industrial sectors, with positive impacts on real estate." JLL Australia chief executive Stephen Conroy

"One of the negatives is there wasn't anything about tax reform. They have sort of shut down on tax reform, which is not exciting." Stockland chief financial officer Tiernan O'Hourke

"The biggest win for property markets is what's excluded from the budget, being changes to negative gearing and capital gains tax concessions." LJ Hooker head of research, Mathew Tiller

"The purpose of super is to maintain the minimum requirements for the remainder of your life. Super is not for wealthy people to avoid paying tax." Bin Rong, property adviser, Secret Agent

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Budget 2016: Super changes and RBA rate cut to drive property

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Budget 2016: the big winners and losers

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The Reserve Bank of Australia's decision on Tuesday to cut interest rates to a new record low won't fire up the real estate market to its levels of last year, but it will keep activity ticking along, real estate agents say.

"I like the interest rate cut," agency CBRE's managing director for residential David Milton.

"This isn't going to spur buyers on, but it is going to give them further confidence we're in a lower interest rate environment."

Raine & Horne executive chairman Angus Raine agreed.



Property pulse: Budget changes to super may prompt wealthier investors to buy smaller offices. Chris Hyde

