

Prices double in a decade

catch-up as more middle managers moved into these cities, he said, which may continue.

"If you began the comparison [with sharemarket returns] from 1996 until now, the return on property would be a lot greater," Mr Caton said. "By 1999, property prices would have been on their way up. From 1999 until now, Sydney property prices have risen around 90 per cent - about 7.5 per cent per annum,

compound. Over that time-frame, the All Ordinaries index has risen from a little below 3000 points to 4800 now, a 60 per cent gain."

However, if dividends from shares were reinvested in the sharemarket, then sharemarket returns would be much closer to the rise in property prices.

For those putting their money into property, there is always the issue of upkeep, which investors

always overlook when comparing investment alternatives.

"It costs more to maintain a house than equities," Mr Caton said.

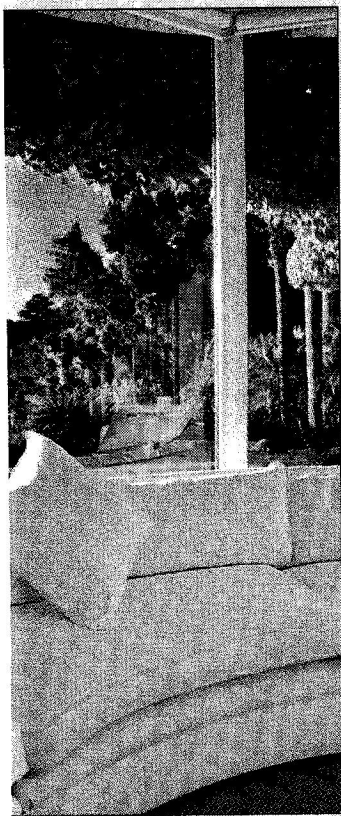
As well, comparisons are complicated by tax considerations, since negative gearing enables property investors to deduct interest costs and other outgoings on property investments.

Similarly, shares may give a better return for those on lower

incomes than those on higher incomes, according to an annual survey done by the ASX, which manages the sharemarket.

This annual survey shows that the best performance over the past decade has been listed property trusts, although the recent collapse in the commercial property market has wiped out this outperformance.

► Domain: 10th anniversary special



Hawaii meets Hamilton Island ... the views overlooking Quakers Hat Bay from the Mosman home, which was once owned by Bob and Dolly Dyer, above.

Millionaire digs himself into a hole over \$1m lift

Jonathan Chancellor

KARAWA, the Mosman house that holds the suburb's \$22.5 million price record, is set for a lavish makeover with its owner, the property developer Albert Bertini, hoping to secure permission to install a \$936,000 lift.

Its 18-metre-deep lift shaft is intended to connect his refurbished three-storey Hopetoun Avenue house to his boatshed.

Mr Bertini envisages excavating the harbourfront sandstone cliff to install the lift. But he has already met official resistance.

The Foreshores and Waterways Planning and Development Advisory Committee of NSW Planning has indicated that Mr Bertini ought to consider an inclinor instead.

The committee did not object to the proposal, but suggested Mosman Municipal Council care-

fully consider the risk of collapse of the foreshore.

Access to the boatshed is at present by stairs and paths.

"The existing stairs provide limited access as they are steep and narrow," the report prepared for Mr Bertini by Scott Barwick at SJB Planning said. "Once the five-week construction period is completed the tunnel access is totally benign in its impact upon adjoining properties. Installation of an inclinor would have ongoing negative impacts on the visual amenity of the foreshore area."

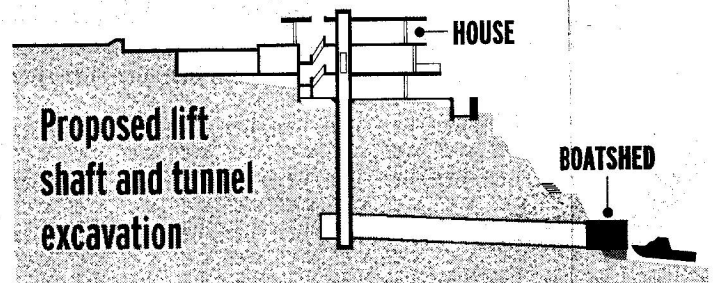
Mr Bertini, who was recently filmed aboard his luxury boat, Jasa, for the Channel Nine series *The Secret Millionaire*, was raised in Paris until the age of nine when his family migrated to Australia.

He initially lived in a one-bedroom flat in Fairfield with his parents and three older brothers.

in 2007. They bought the estate from the property investor Phil Arnold. Mr Bertini created and runs Trivest, a property development company with holdings worth \$400 million.

Karawa's sale beat the previous record for a Mosman house by more than \$7 million.

Mr Arnold had bought the house in Hopetoun Avenue for \$380,000 from Lady (Delzie) Hooker, the widow of the real estate tycoon Sir Leslie Hooker, in 1980. After Sir Leslie paid £3050 for the property in 1940 he built a three-level 1950s house with boatshed.



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