Regarding proximity, it is rather far away from the city centre and therefore will maintain a stable growth in investment over the coming years.

In East Ekibin, you will find firstly, that the rental prices for standard housing falls between the north and south of Ekibin. Here we are looking at figures of about $250-$300 per week, which has actually gone up considerably over the last decade due to sharp interest. I think this has also lead to increased commercial investment. East Ekibin offers a plethora of multicultural restaurants and day markets on the main street very close to the residential area, in fact, in easy walking distance. There is a large national park facing the east side of the main mountain which offers residents a place to quickly escape their urban lifestyle on weekends and afternoons. My wife sometimes takes my energetic dog for walks up there on sunsets, quite spectacular! In light of this, we can predict a sharp increase in popularity of investment in this part of town over the next few years.

Finally, let’s have a quick look at the west side of town lying on the tranquil Ekibin River. Rental prices here shot up 6-7 years ago to approximately $350-$450 per week and are set to rise even further with the construction of larger housing on larger blocks of land. This is quite a rural area although it is home to the largest department store in Ekibin. Otherwise, not too many other facilities are on offer here. As I said, it’s quite a rural environment with numerous luxurious riverfront estates and gated communities springing up all the time. The future outlook reveals that due to the recent soar in property and rental prices, there will be a minimal decrease in investment.

So there it is. What I would like to do after the short interval is look at the history of Ekibin and future regional developments in more detail. I’ll now pass you onto my colleague Darren. Please help yourself to coffee and tea during the break...(fade out)

**Part II**

Announcer: In a moment, Russell goes on to explain about the history and future developments of the town. Before the talk continues, look at questions 17-20.

[10 seconds]

Now, answer questions 17-20.

**Mr. Russell Matthews:**

Ok, welcome back. Now, let's turn to the past for a moment before we move onto future commercial changes in Ekibin. Now, Ekibin has quite a significant history for our region. Although we are right next door to the famous gold-mining town of Fairfield, scene of