

www.northshorerealty.com.au
info@northshorerealty.com.au

MARCOOLA SALES
936 David Low Way,
Ph: (07) 5448 7444
Fax: (07) 5448 7336

COOLUM SALES
1792 David Low Way,
Ph: (07) 5446 2500
Fax: (07) 5446 3555

RENTALS
2/936 David Low Way,
Marcoola Qld 4564
Ph: (07) 5448 9111
Fax: (07) 5450 7319
rentals@northshorerealty.com.au

COOLUM HOLIDAYS
1792 The Esplanade,
Coolum Qld 4573
Ph: 1300 303 423
www.coolumholidays.com.au
info@coolumholidays.com.au

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1792 The Esplanade,
Coolum Qld 4573
Ph: 1300 303 423
www.coolum.com.au
mail@coolum.com.au



NORTH SHORE REALTY SUNSHINE COAST

February 2020

Newsletter

INTERESTING FACTS ABOUT PETS

With many states around Australia (Qld, Victoria and the ACT) looking to/or actually introducing new pet reform laws, the RSPCA have released some interesting pet ownership facts that may have played a role in these reforms, which are making it more difficult for landlords to discriminate or refuse pet approval requests, unless there are exceptional circumstances or reasonable grounds.

According to the RSPCA, there are over 29 million pets in Australia being one of the highest pet ownership rates in the world. Approximately 61% of households in Australia own pets, with dogs being the most common (40%), followed by cats (27%). 64% of pet owners are female, and 65% of pet owners are from households with incomes of \$50,000 or more.

Are you a pet owner? Having a pet friendly property opens up your market considerably, many good tenants have pets and in our experience pet damage upon tenants vacating are a minimum of the vacate problems we experience.

BOND REFUNDS & CLAIMS

The quickest and easiest way to make the bond refund process run smoothly for everyone is for the tenant and property manager/owner to reach agreement about how the bond will be paid out. Property managers/owners and tenants should communicate early and often to reach consensus.

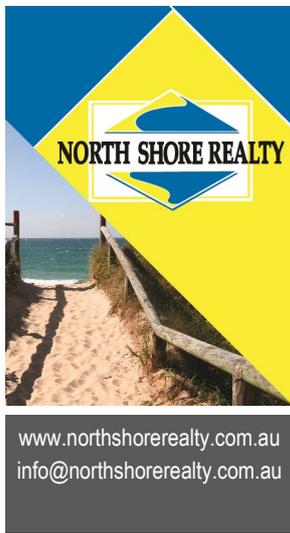
Early discussions may be around cleaning of the property, whether any repairs are required, and other paperwork and processes required by the property manager/owner. This can help reduce the risk of surprises or disputes when the time comes to refund the bond.

When making a claim against the bond held your Property Manager will seek approval from the Landlord. If a tradesperson is required to be engaged to complete any outstanding matters the tradesperson will be paid from the rental funds held and the landlord will be reimbursed once funds are received from the RTA bond claim.

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SPECIAL POINTS OF
INTEREST



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So far we have had dry, hot, windy, firey, wet and humid weather. It doesn't seem so long ago that it was just called summer but now it's all devastating and catastrophic. God help us if a cyclone does make it anywhere close to the Coast south of Rockhampton before winter arrives. We might need to find some new adjectives. I heard on the radio this morning that this has been the second hottest summer on record. That's a shame because it's a bit of an underachievement in the scheme of things. Who remembers anything or anyone that comes second?

Which brings up a good time to mention that Coolum Beach has just been made number one in the list of Queensland's best beaches by Surf Life Saving Queensland. The rating is based on safety, facilities and nearby services. T Shirts featuring the We are Number 1 slogan should be out soon.

Our local government elections are on and will be decided March 28th. Lucky for us that we also have a State election due later this year. Two elections in one year seems like a good way to spoil a year. Quick test and no googling allowed. Who came second in the last state and local government elections? If you can't answer then half points if you know the names of who won.

Aside from weekly, catastrophic weather events, things in general have been travelling pretty well on the Coast all through summer. Only something unexpected from way out of left field could possibly derail us at the moment. Well hello Coronavirus. Who knows what to make of this? Here on the Sunshine Coast the impact appears negligible so far but reports from Cairns and the Gold Coast indicate that accommodation demand has instantly fallen off a cliff. Impacts will also be felt across other industries, markets and areas as one thing that this has very quickly shown is how interconnected and dependent Australia is to the rest of the world (definitely Asia). The Sunshine Coast is definitely not an island if this turns into a storm so we will just have to see where this thing runs to. Short term we could see benefits through cheap seafood, petrol and travel but medical and travel insurance will likely go through the roof. All because of a virus that for the bulk of the population will by all reports be no worse than a bad cold but for some can be lethal. I have no doubt that work on a vaccine for this virus is intense right now but will be freely available in the not too distant future. In the meantime we still need to get through the short term consequences. One report that I read today estimated the impact on the Australian economy at \$6 billion. On its own that seems a lot but in an economy that is \$2 trillion in size, then at this stage it seems pretty manageable.