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NORTH SHORE REALTY SUNSHINE COAST

MAY 2019

Newsletter

SHOULD LANDLORDS REWARD THEIR TENANTS?

Sometimes it can feel like there is always a horror story about bad tenants and equally bad landlords; that investing in property comes with constant challenges and pressures; and the positive, 'feel good' stories are rarely shared.

According to recent statistics, there are now more than 2.6 million households in Australia that rent, and most landlords/agents/tenants have great relationships with each other and are doing the right thing.

There are just as many stories of landlords who are going above and beyond to reward and keep good tenants. It just depends on your focus, quality of the property and standards of management.

The generalised perception is often that tenants are disrespectful, and landlords are reluctant to spend money, but it is just not true for the majority.

We are finding that some landlords are choosing to offer value-added rental incentives to build rapport with their tenants. It can be said that the landlord/agent/tenant/property is a transactional one, but there can be benefits for landlords who care, value and help their tenants to maintain a long-term tenancy, which can greatly impact on the returns of the investment.

It could be something as simple as asking a long-term tenant if there was something on their wish list to make the home more comfortable (within reason, of course) or a thoughtful gift and card of appreciation. We are seeing a new style of landlords emerging where they want to retain and keep good quality tenants and are happy to reward them.

IT'S THAT TIME OF YEAR AGAIN!!

Yes tax time is creeping up on us once again, it seems to be coming around quicker every year. We take this opportunity to remind you to arrange for any outstanding maintenance or repairs on your property so that you can claim in this financial year.

If you are a long term investor and haven't considered upgrading your smoke alarms now is a good time to look at transitioning over. Smoke Alarm Solutions are offering some great incentives to make the switch now. Please contact your property manager if you're interested in upgrading now so you can claim the tax deduction in this financial year.

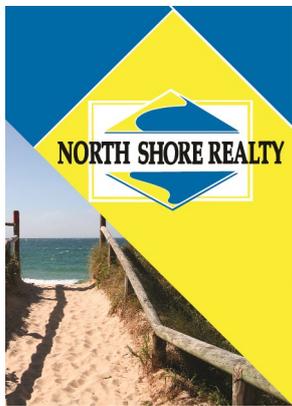
INSIDE THIS ISSUE

[Landlord Issues](#) 1
[Quick Snips](#) 2

SPECIAL POINTS OF INTEREST

[Election effects](#)
[Airport update](#)





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I wish all of those southerners and Kiwi's would stop their whining and bleating about winter arriving. Winter always arrives this time of year. I just went outside and checked and sure enough, the sun was out and a chilly 24 degrees, no clouds or wind in particular. I even went for a winter swim at the beach yesterday and the water temperature has dropped to 23 degrees already. Bloody freezing but I never even considered whinging about it.

There has been an eerie silence around here for the last two weeks. I really miss hearing Clives election ad's. I drove past the entry to the old resort yesterday and I was a little bit alarmed that the big block yellow entry signs were being painted out. For a minute I started speculating on what might be happening but then I quickly remembered that this was the place that nothing ever happens. It has been so long since anything happened here it was just a shock to see someone resembling an active worker on site.

We deliberately tried to be apolitical prior to the election to try and not unduly influence people with our political opinions. But you little ripper (Mr 63%)Ted Obrien romped home for the LNP and will finally be allowed to be on the popular team. It should be no surprise that 25 year real estate agents weren't supportive of the attacks on ours or anyone else's savings with the proposed changes to negative gearing and capital gains. We are very happy that we weren't the only ones that thought this way.

The airport development has been in the news a lot lately. There has been bad weather hold ups and delays with disposing the contaminated water trapped on site. But the big news is that the blessed ones in our northern neighbouring council are up in arms that a small number of new flight paths will be flying over their houses. Apparently no one told them there was anything happening with the airport and it was an immoral act by Sunshine Coast to secretively slip these flightpaths in while they weren't looking. Luckily we still have the letter from Noosa Council sent 4 years ago saying they don't care about or want to be involved with our airport because it has nothing to do with them.