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NORTH SHORE REALTY SUNSHINE COAST

August 2021

Newsletter

SMOKE ALARM SHORTAGES

Due to the COVID-19 pandemic, some smoke alarm suppliers and manufacturers are currently facing logistical challenges.

Many smoke alarm suppliers rely on global supply chains to manufacture and ship their products and the ongoing pandemic has slowed transportation and imposed domestic and international border restrictions.

These challenges are currently causing smoke alarm stock shortages across Queensland.

With the 2022 deadline of the new Queensland smoke alarm legislation just around the corner, these shortages should be a cause for concern for property owners who still need to upgrade their properties to meet legislation. As property owners are aware, the new legislation mandates the installation of a smoke alarm in every bedroom of the property – which substantially increases the stock required to upgrade a property.

Some smoke alarm installers may be experiencing issues in securing the adequate stock required and could be significantly delayed in upgrading the smoke alarms in rental properties. The current industry average wait time for a 2022 upgrade is 4-6 weeks and the stock challenges may increase this timeframe. We urge you to contact your property manager ASAP to book in your smoke alarm upgrade so you don't get caught out with a non compliant property.

THE BE KIND PANDEMIC

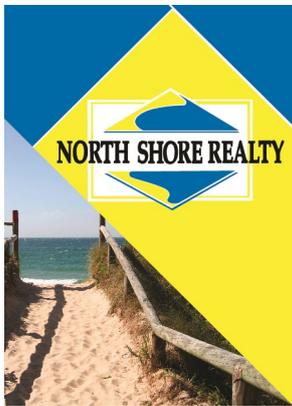
With the amount of stress that a lot of people are under at the moment, whether it be from lockdown fatigue, fear of catching COVID, shortage of property available for people to live in, or dealing with large increases in property prices for tenants and buyers, we are seeing more and more people under duress and often snapping or acting in a way that they otherwise wouldn't. We have all been listening to the media reports about mental health being the next crisis to deal with after Covid, so during these times it's important to remember to be kind, respectful and empathetic. We often don't know what the person on the other end of the phone or email has been through. First and foremost we need to be kind and considerate to whoever we are dealing with. It's one pandemic that we won't mind continuing.

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The first days of spring are upon us and they can't come soon enough. To my untrained eye, it looks like our big hope for getting things back under control is a bit of warmer weather where everyone can at least spread out a bit more. The difference from one month to the next is staggering. It is only one month ago that the very first signs of an outbreak in NSW started to appear and now we are knee deep in something we all hoped had bypassed us. The result seems to be a cross between punch drunk and cabin fever starting to rear its head in the parts of the country most affected so far. The reactions that we are seeing are very understandable even if they don't seem to be helpful to any cause. Some of the recent decree's are becoming very hard to fathom such as the recent cancellation of quarantine in Queensland with no notice. One of our recently signed tenancies got caught out when they had their flights and two week quarantine booked only to have it all cancelled on the morning of their flight.

Unfortunately they have already started paying their lease at over \$1000/week and now will have to wait at least another month before they can get to the property. If only they had known that they just had to declare that they were the leg spinner for a women's cricket team or the WAG of an NRL player and they would be here having sunset drinks on the beach already.

I know that we have been dealing with lockdowns for the last 18 months now but this one is definitely biting business in a bigger way than before. Holiday rental occupancy during the weeks at the moment is next to nothing with the weekends thankfully still filling up. But the restaurants and local businesses will need a lot more than weekend trade to get them through until Christmas.

On a much brighter note, for those that can be here we have had an exceptional end of winter run of surf, fishing and outstanding days at the beach. I recently sold a property to a client that has a deep sea fishing business on the Coast and he was more than happy to show off the photos of a recent trip that cleaned up on some very healthy Snapper. The first day of spring is now upon us and the warmer and longer days are already starting to creep up. The whale's are starting their return to the south and are becoming more visible from the coastline. Until now they seem to have been taking a path a little bit further out off the coast but I have definitely seen more this week than through all of winter. Lifesaving clubs across the Coast had their Nipper sign on over the last two weekends with very strong enrolments again at all clubs. September school holidays are now only a couple of weeks away and by all reports this should see demand for the Coast pick up across the board.

The new unit development 'First Bay' being built by the MOSAIC group at Coolum is starting to take shape. At this stage it looks like these will be available for occupancy before Christmas.

Things are changing very quickly so lets hope that September is kinder to everyone.