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**Newsletter**

**NORTH SHORE REALTY SUNSHINE COAST**

December 2021

## **ROUTINE INSPECTIONS -THE RED FLAGS**

When carrying out routine inspections, it is essential that we are thorough with our reporting back to you; because we appreciate that we are sometimes your 'lifesaver' in being the watchful eye over your property when you cannot.

Following are our top 5 areas that we prioritise when inspecting your property:

1. Is the property being cared for and well-maintained?
2. Are there any illegal uses taking place at the property?
3. Are there any sub-letting issues taking place at the property?
4. Are there any current maintenance issues needing attention?
5. Are there any future renovation requirements?

In addition to the above, we strongly recommend that you seek professional reports from a pest inspector, a building inspector, a pool inspector (where applicable), a fire and smoke detector/inspector and an electrical inspector. The safety of your property is our priority.

## **FINISHING 2021 ON A HIGH**

Unless you've been living under a rock you will know how much the rental market has increased this year, from enquiry levels to price increases we have never seen a year like this one. Whilst this is only positive news for all of our investors it is putting a high level of stress on tenants living on the Sunshine Coast.

Keeping a good tenant in place is a major factor that we are seeing our landlords consider when looking at rent increases at time of renewing leases, whilst we will let you know how much your property is worth in the current market, it is worth considering increasing the rent gradually over the coming years to market value to keep good tenants. Ensuring your property is well maintained also increases the likelihood of tenants caring for and maintaining their responsibilities of the tenancy.

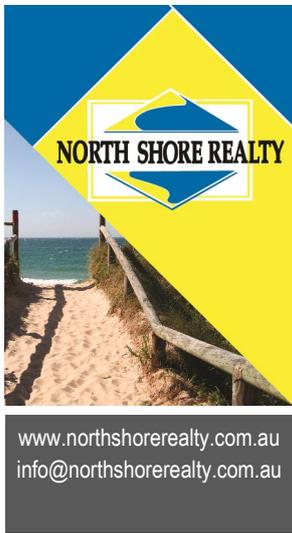
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Mmmmm. Well this hasn't gone as well as we were told. December 17th was supposed to be the day that we let the pigeons loose and started our return to our previous lives and started to travel freely and enjoy some time out of the house again. Difficulties getting COVID tests, the fast spread of the virus and a myriad of fast, slow or impossible to keep up with changes to quarantine saw anecdotal cancellations to holiday bookings and interstate travel of between 10-15%. Local restaurants, cafes and Uber drivers are all indicating that the brakes were well and truly applied leading in to Christmas and even the first few days after then. Throw in a not so great run of weather but now as we hit the New Year it seems that finally people are starting to decide to venture out again. Who knows how this will all play out but I don't think we can expect smooth sailing for some time yet.

Just to demonstrate another unexpected curveball leading in to Christmas, a hospitality workers Christmas drinks event up in Noosa saw six of the famed lands best restaurants as well as the Noosa Surf Club have to close their doors for the week before Christmas because of a close contact at the social catch up. Ouch.

Some more positive news on infrastructure planning for the Coast. I mentioned last month that the State, Federal and Local governments had agreed to the concept plan to bring the railway line through from Beerwah to Caloundra south and then through to Maroochydore. This is the preserved planning area known as the CAMCOS corridor. Planning is also underway for a new Kawana Motorway to include an eventual four lane corridor to run parallel to the proposed rail line. This will allow up to 50,000 vehicles a day to be directed away from the existing Kawana Way which is already approaching its peak capacity now. The big increases in population growth for the coast is all geared south of the Maroochy River from Maroochydore CBD to Caloundra South and desperately requires these additional alternatives to move people around. Thank goodness we are north of the river.

No chance for getting a wave pool at Coolum now. Council has approved a wave pool for the area behind the Moby Vic Service Stations on the Bruce Highway at Beerwah. This is in addition to one already approved for the water park approved to be developed near Australia Zoo. The site in Coolum would require the State Government to overrule on a number of planning issues mainly around floodplain development and proposed uses outside of the current planning scheme. This will likely now just be pushed into the too hard basket.

A major announcement regarding the development of the underwater broadband cable with the landing station for the cable at Maroochydore being sold to respected data centre operator NEXTDC. In layman's terms, the landing station brings "the cloud" closer to Sunshine Coast companies. It is the only site of its type outside of a major capital in Australia and is expected to attract interest from major corporations. The Mayor explained that the appointment of an established, respected and well-credentialed data centre provider and operator, would bring an increased technology and innovation focus to the region.

Thanks to everyone for your support during another weird year in 2021. Lets hope for nothing less than some semblance of sanity for 2022. All the Best.