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NORTH SHORE REALTY SUNSHINE COAST

July 2021

Newsletter

COVID Lock downs — Office Contacts

With the recent update from the Qld government this morning the 11 LGA's that are in lockdown across south east Queensland are now to be extended to Sunday 8th August 4pm. With this direction we have closed our office doors but will have staff manning the office phones and available for key hand outs to trades and new tenants moving into or out of rental properties. Our property managers and admin staff that can work from home will be working from home and will continue to be able to manage your property this week. The most effective way to contact us during this time is by email or by calling your property manager on her direct line.

The CEO for the REIQ has just announced what this latest lockdown means in terms of restrictions for our industry. It has been made very clear that this lockdown is not the same as other lockdowns that we have had and that simply because we operated a certain way previously doesn't mean that we will be able to do the same during this lockdown. Viewings via open homes are not allowed, private viewings to show prospective tenants available properties are to be by appointment only and only where this is essential. Auctions are cancelled and can be conducted online only. Emergency repairs are allowed but no general repairs are to be carried out. Valuations, build & pest reports in relation to sales are to be extended where possible. No appraisals are to be undertaken, this can be done online only. No photography or video for new listings is allowed during this lockdown. No routine inspections to be undertaken in person; inspections to be completed online.

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SMOKE ALARM UPGRADES

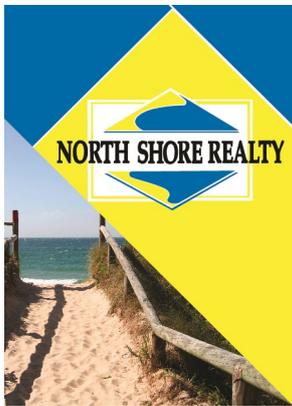
As you will all be aware by now, the new legislation will come into effect from January 2022. In the coming months your Property Manager will be in contact with you to arrange to have your smoke alarms upgraded prior to the end of this year. If your property is not compliant by January 2022 the QFS can enforce fines directly to owners. Please don't get caught out, contact us ASAP to arrange your upgrade.

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Another month goes by just to prove how fickle and foreign all that we are being confronted with is. Half the country shut down out of nowhere for a large chunk of July and today we get the news that greater Sydney is out of action for another month at least. It is becoming very evident that our patience and renowned sense of humour are being sorely tested now. Lets hope that as we start to head towards spring and some milder conditions that all states can start to get back into some control that will eventually allow us to start moving freely around the country again. That is probably our best short term goal.

I mentioned last month that the Sunshine Coast is definitely not the worst place to be sitting out COVID. The mornings this month may have been a bit brisk but the sunrises on these winter days are nothing short of magical.

We are still getting on the ground reports about lots of activity happening around the Palmer Resort. The golf course is in mint condition to quote those that have played there recently and there seems to be lots happening with the pools and accommodation being widely refurbished. Who knows? This place could be the second known resurrection on record from the last 2000 years. It will definitely be one almighty comeback.

We should also be not far off from hearing about the results of the appeal against the council's approval for SEKISUI's planned development across the road from the Palmer Resort at Yaroomba. Gut feeling has me thinking that this is looking very likely to be given the go ahead in the not too distant future now. Anti SEKISUI activity around town has gone very quiet and the people at SEKISUI are making plans to get started as soon as the path is clear.

Both of these developments will definitely come in handy for our now confirmed OLYMPICS 2032. Events to be held on the Coast are the Men's and Women's marathons, 50km walk, cycling, mountain biking, kiteboarding and some preliminary football and basketball games. There will also be an athletes village located in the new Maroochydoore CBD. There is quite a lot of ancillary development that will be put in place to support the Olympics that will benefit and set up the Coast well into the future. This is just the start of a very big and possibly transformational 11 years leading in to the games and hopefully beyond then. It won't always be plain sailing but I can guarantee that South East Queensland is where the eyes of the country and the sporting world will be focused through to 2032. Let the games begin.

Just when you think that maybe things are starting to settle down in the real estate market, another mass and extended shutdown and limited properties for sale has seen what looks like another push forward in recent sales prices. I can only imagine that we are about to see another strong increase in enquiry from our locked down neighbours.

The return whale migration should be just about ready to start passing back through here. This is just a great time of year to enjoy the Coast. Lets make the most of it.