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NORTH SHORE REALTY SUNSHINE COAST

June 2021

Newsletter

NEW LEGISLATION—PROPOSED BILL

The State Government has introduced the proposed changes to Residential Tenancy laws after a long consultation process with over 135,000 submissions. Below is a snap shot of what has been proposed, with the REIQ describing the bill to be a fair outcome but with tenancy advocate groups widely condemning the bill for not going far enough to protect tenants.

Provisions to end a tenancy for Domestic Violence— a tenant suffering from domestic violence and can no longer safely see out the end of tenancy agreement will be able to end the agreement with 7 days notice.

Pets can no longer be refused unless there are reasonable grounds—these grounds can include that the property is not suitable for a pet IE property not fenced, the possible damage a pet may cause (IE polished timber floor damage) could exceed the bond held or that keeping a pet on the property would breach laws or by-laws. A tenant must still request permission to have a pet and the landlord can still impose conditions on keeping a pet IE pet must be kept outside, fumigation and additional cleaning on vacate of the property. Any damage from a pet would not be considered as fair wear and tear.

Ending a tenancy without grounds will no longer be allowed— this is currently the grounds we use to give notice to a tenant to end their tenancy when the agreement ends and the Landlord does not want to continue with the current tenancy. The good news is that we have been given additional grounds to end a tenancy. These new grounds include, an owner or relative moving into the property, major repairs or renovations, or that the fixed term is ending. We will therefore still be able to give a tenant 2 months notice to end a tenancy but will need to use one of these new grounds.

Minimum housing standards—this proposal is largely based on ensuring the property is safe and secure along with some provisions for privacy. This proposal will not come into effect until September 2023 allowing time for a landlord to budget and upgrade their property if needed to meet these new requirements. These are set to include that window coverings must be provided and may also include screens or security screens, it will also state that kitchens and laundries must be fully functional.

Once the bill has been passed in parliament we will have a lot more information on exactly how these changes will be implemented.

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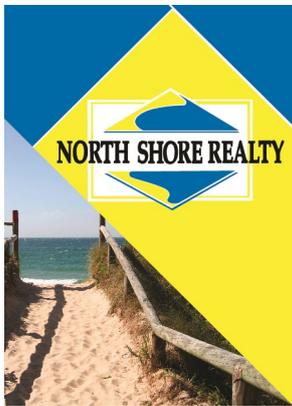
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I started last months newsletter feeling a little sorry for our southern neighbours but less than 24 hours into our own lockdown and more than a dozen calls from south of the border happily welcoming us back and I don't feel so sorry any more. Particularly after a shocking State of Origin result. Not that we have any choice but I would still rather sit out a lockdown here than anywhere else. Also, I think we may be out of practice at this locking down thing. The queue to walk or run up and down Mount Coolum this morning was out of control and apparently you don't need to wear a mask if your exercising with 100's of people on a one metre wide track.

So here we are half way through 2021 and as best I can tell you we are pretty much in exactly the same spot we found ourselves 12 months ago. At least we have 12 months experience now so everything is not as daunting as this time last year. We are still in a lockdown, still not vaccinated and still not looking like being anywhere close to any return to normality for some time yet. The only thing that seems to have changed in the last 12 months is the price of houses and the cost of renting them. Sometimes I think it would be nice to go back in time 12 months and challenge some of the expert commentators for getting their very strong opinions they got paid to spruik so wrong. Here we are with no collapsing house prices, an unbelievably strong economy in general and no sign of this path turning around at any time soon. This era of social media and 24 hour instant news leaves us with a non stop flow of made up rubbish peddled with so called experts pushing and promoting their own agendas. They manage to scare the living daylights out of the people that are subject to their rubbish and when they are proven to be obviously wrong the media just lets them fade away or else they would have to justify why they gave them so much airtime in the first place. I feel like the same thing is going on with all of the COVID vaccination rubbish being peddled at the moment. We may not be perfect but compared to almost anywhere else in the world we are looking pretty good by any way of measuring. It is only 6 months since a vaccine was approved for use anywhere in the world and starting from a zero production base it only makes sense that the most heavily infected countries were prioritised. So many people are expecting perfect solutions to an event that we have never experienced on this scale before. This will all sort out in due course. We just need some patience and for people to turn their phones off. So where to from here? A lot of people are living in hope that a big correction isn't far away. From where we sit it doesn't appear that way. We may be starting to level off on our trajectory but there are some clear signs this isn't finished yet. Demand for new property is still very strong as well as rentals. New building supplies are struggling with reports timber prices are doubling if we can get it into the country and similar stories being repeated for all materials. Major builders that signed up huge volumes of fixed price contracts before the grants finished at Christmas are now offering clients up to \$10,000 not to proceed because it will end up costing them more than that if they have to complete. Strange times ahead still. Lets all enjoy the break while we can.