



This newsletter has been designed to keep you updated on what is happening within the industry and our real estate office

KEEP US UP-TO-DATE



EM@IL UPDATE

Do we have your current email address?

Communicating with our landlords can be just a click away. If you are not receiving your end of month statement or general correspondence from our office by email, please contact us to update your email address.

INSPIRATIONAL QUOTE

The house you looked at today and wanted to think about until tomorrow may be the same house someone looked at yesterday and will buy today

~ Koko Adasi

IMPORTANT: This is not advice. Clients should not act solely on the basis of the material contained in this newsletter. Items herein are general comments only and do not constitute or convey advice per se. Every effort is made to ensure the contents are accurate at the time of publication. Clients should seek their own independent professional advice before making any decision or taking action. We take no responsibility for any subsequent action that may arise from the use of this newsletter. Published by REAL ESTATE WORKS - www.realestateworks.com.au

GOLD COASTER LIVING IN A TENT BECAUSE OF CITY'S RENTAL CRISIS



DALE Cluderay is living in a tent at the Miami headland because he cannot find a place to live, as the city's rental crisis hits a new low.

Rental vacancies dropped to 1.1 per cent in the last quarter to December as the city's tourism boost and Commonwealth Games construction kicked into gear.

The only place where it is harder to find a rental property in Queensland is Noosa, where vacancies are at a mere 0.7 per cent, according to the Real Estate Institute of Queensland.

Mr Cluderay, 24, has been trying to find a place, but his search has been even more difficult because he has a pet. "I had to move out of my place a few days earlier than expected but it's so hard to find somewhere to rent," the project manager said.

"Every home inspection, there are tons of

people.

"I have a dog, so it makes it even harder.

"I've been living in a tent in Miami but I urgently need a place."

LJ Hooker Varsity Lakes senior property manager Victoria Lawrence said it was a "crazy" time for those searching for a rental property.

As a result, some applicants were offering to pay a lot more rent upfront to increase their chances of finding a home.

"As soon as it goes on the internet at normal rate, they rent within a day," Ms Lawrence said.

"I don't even have to have inspections.

"Generally, the first person that gets it is the first person that puts in an application. First in first served.

"A few people have tried to offer extra money and pay more than someone else but I don't accept that."

P.T.O

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The rental shortage comes as Gold Coast rents increased by 3.9 per cent to \$499 a week in the past three months.

Real Estate Institute Queensland chairman John Newlands said a jobs boom on the Gold Coast was partly to blame for the shortage.

"The tourism has picked up as a result of the Australian dollar being lower," he said.

"It is one of the big drivers ... it creates a lot of jobs for people who support the tourism industry.

"There are also a lot of construction jobs with the high-rises and the infrastructure in the lead-up to the Commonwealth Games."

Mr Newlands said he expected the rental shortage to continue until after the Commonwealth Games in 2018.

Jake Killeen and his fiancée Libby Were have already started looking for a new place to rent despite their lease expiring only next month.

"We're expecting it to take a few months because it can be really hard to find a place," Mr Killeen said.

"We want to stay near the beach in Mermaid Beach and we have a dog, so that makes it even trickier."

~ Shaya Laughlin : Gold Coast Bulletin



DO YOU HAVE MORE THAN \$120K IN SUPER?

Are you tired of having no control over your super?

Did you know that you can use your super to invest in property, and if you set up a self-managed super fund you can even get a home loan to buy investment properties?

There are requirements that must be met, but if you are looking to build your investment portfolio this may well be an option for you.

To find out more we recommend that you seek professional advice from your accountant and/or financial advisor and superannuation fund.

Feel free to contact us if you need help locating quality investment properties to purchase on the Gold Coast from Tweed Heads to Logan.



WORK YOUR SALARY Reduce your home loan

Every extra saving can be helpful to many property investors.

If your salary is not being paid directly to your home loan you may like to consider this as an option to save money.

Speak with your lender to ensure that the loan is set up so you can access the funds.

This will reduce your home loan balance and the amount of interest you pay.

Everyday savings accounts often attract little interest.



"You're in luck. We just listed a lovely
3 Bedroom, split-level Tupperware!"

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