

NEWS

# Coast a gold mine for savvy investment



Kathy Sundstrom | 7th May 2015 10:51 AM

INVESTORS don't need a crystal ball to determine whether the Sunshine Coast is a solid capital outlay, they simply need to take a look at the basic facts.

What other region in Australia can boost an economy which is predicted to grow to \$33 billion by 2033?

## RELATED: BOARD CHARGED WITH GETTING MAROOCHY CITY CENTRE RIGHT

What other region has enjoyed an average annual economic growth rate of 4.05% since 2001, which is higher than the national economic growth rate of 3.08%?

Where else has the population grown by 10.1% over the five years between 2008 and 2013?



Council will present a draft Structure Plan on the Maroochydore town centre to government soon.

Contributed

Who else can boast the highest level of business confidence of any region in Queensland according to the 2014 Westpac Pulse survey with 56% of businesses expecting an increased profitability in 2015?

And where else has experienced the highest growth in international visitors of any other region in the year ending September 2014?

Throw in the Sunshine Coast's

spectacular beaches and hinterland and enviable lifestyle and it's little wonder the entire world should have its eye on our pocket to invest their capital.

Then there are also the projects already in the pipeline which are sure to guarantee future prosperity.

There's the new city centre, the only greenfield CBD development in Australia, the new \$1.8 billion tertiary teaching hospital which will open in 2016 and the Sunshine Coast Airport expansion which could deliver Australia's next international airport.

The myriad facts that make the Sunshine Coast a highly attractive destination for any savvy investor have been spelled out in the Sunshine Coast's Investment Prospectus 2015.

Mayor Mark Jamieson joined business leaders last night to launch the prospectus at the Mooloolaba Surf Club.

He told the group it was an "important time in history" and invited them to share in the property, infrastructure and business opportunities.

## TOP SUNSHINE COAST STORIES

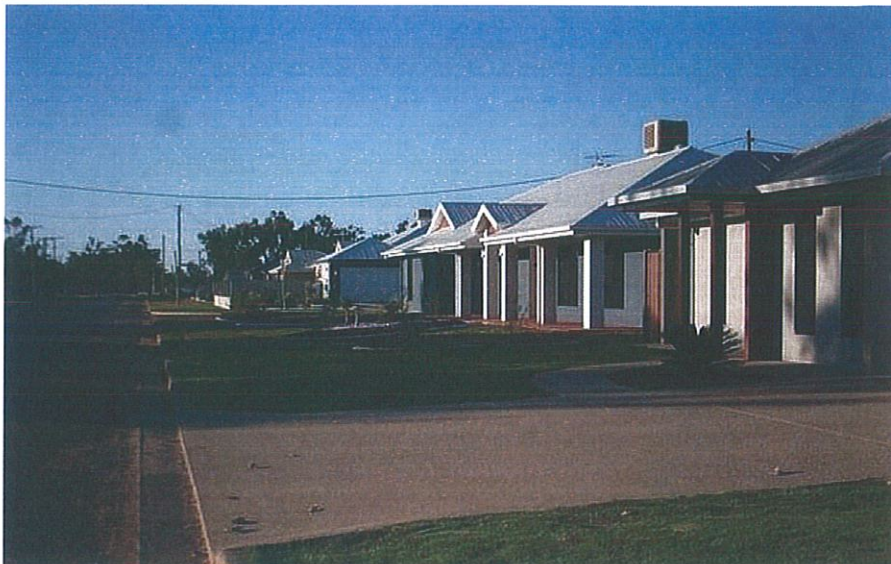
1. **What does \$1m buy you in Sunshine Coast real estate these days?**
2. **Deport criminals, save time and money: top cop**
3. **I'm a Muslim, but also an Aussie please treat me that way**

NEWS

# Racing for rentals: competitive market leaves many homeless



Damian Bathersby | 30th Apr 2015 6:45 AM



Rental properties.

SUNSHINE Coast landlords are continuing to enjoy a golden run, with new figures showing a vacancy rate for rental properties of just 1.9%.

But while it's good news for investors and the local economy, the lack of vacancies is making it difficult for people looking for a place to live.

## RELATED: SNAPSHOT SHOWS GRIM REALITY FOR LOW INCOME EARNERS

The figures released by the REIQ showed the Sunshine Coast's market had loosened by 0.8% but was still the third tightest in the state, behind the Gold Coast and Moreton Bay (both 1.3%).

At the other end of the scale, Mackay had a 9.4% vacancy rate as the mining boom evaporated.

The figures were released as the annual Anglicare rental affordability snapshot confirmed a widespread failure of the private rental market to service the needs of regional Australians on low incomes.

While REIQ CEO Antonia Mercorella welcomed the figures as good news for local economies, the Anglicare report showed only 7.3% of all 14,000 regional rental properties on the market last week were affordable for those on the minimum wage.

## CASE STUDY: RENTAL SEARCH, YVETTE JUST WANTS PLACE TO CALL HER OWN

The results for single parents were even worse, revealing those on parenting payments in regional areas had to compete for just 3.7% of all advertised properties.

Those on Newstart could afford just 0.6% of the properties available.

"This (the new figures) is a strong indicator that other sectors of the economy may be rebounding, and we are buoyed by this news," Ms Mercorella said.

Lynn Kalwy, of Kennedy Property at Pacific Paradise, said older tenants on fixed incomes were feeling the rental squeeze as landlords raised rates to reflect increased demand and sharp rises in insurance premiums following recent natural disasters.

While retirees and older people were the best tenants, Ms Kalwy said those on pensions could afford to pay only so much.

"The public housing is not there like it used to be and it is becoming a struggle," she said. "There is not much there for them after rent."

"As prices go higher they will be at a disadvantage."



## SUNSHINE COAST ON FLOOD WATCH AS STORM ROLLS IN

## RACE FOR A RENTAL: HARDER THAN EVER TO FIND HOMES ON THE COAST

## DON'T STOP THE MUSIC: SILENCED MUSICIAN PLAYS ON

## 1000 SURFBOARDS WORLD RECORD ATTEMPT AT KINGS BEACH

"We had an older tenant recently who couldn't get government housing here and was told the only available places were in Gympie."

Ms Kalwy said vacancies on the Maroochy River north shore went quickly as they became available.

Duplexes range from the low to mid-\$300s and as high as \$390 for a quality property.

Homes, depending on their state, ranged upward from the high \$300s.

The only home currently on her books was in Mudjimba, with the landlord seeking \$595 per week.

North Shore Realty's Jay Pashley said the firm's rental book had been tight for the past 18 months.

He said it had been common to receive 1000 inquiries a month up until March, when they had inexplicably dropped away to just 300.

Inquiries had rebounded this month to the earlier numbers.

"It feels as though we are short of property," Mr Pashley said.

But apparently not short of people willing to pay up to \$1000 a week for prime homes and units in beachfront locations.

"Three hundred dollars a week will get a one-bedroom studio above a garage at Town of Seaside - \$700 or \$800 a week for a house is not out of the question and \$1000 a week is not uncommon," Mr Pashley said.

"People with money who are prepared to sit on the sidelines to see if they like living here and can find employment will pay \$50,000 in rent in advance to secure the right place."

## RENTAL VACANCY RATES

Gold Coast 1.3%

Moreton Bay 1.3%

Sunshine Coast 1.9%

Logan City 2.1%

Greater Brisbane 2.2%

Fraser Coast 2.3%

Cairns 2.4%

Redland City 2.4%

Ipswich 2.4%

Brisbane City 2.5%

Toowoomba 3.2%

Gladstone 3.8%

Bundaberg 4.1%

Rockhampton 4.4%

Townsville 5.9%

Mackay 9.4%



# Sunshine Coast named Qld's fastest growing property market as RP Data touts increased consumer confidence

By Bridget Judd

Updated Thu 26 Feb 2015, 12:40pm

**A national property market researcher says consumer confidence has returned to Queensland, seven years after the global financial crisis.**

The Sunshine Coast has been named the state's fastest growing property market, with house values there rising by 6.7 per cent last year, closely followed by the Gold Coast and Cairns.

RP Data research director Tim Lawless said it showed there had been a turnaround in the so-called 'lifestyle market'.

"We have seen a bit of a role reversal here," he said.

"It was really those resource-driven markets like Mackay and the markets around the Bowen Basin and Gladstone where we were seeing quite a substantial level of price growth.

"As we've seen commodity prices peak and infrastructure prices start to wind down, then those markets have clearly softened."

Mr Lawless said Queensland was still lagging behind southern states.

"New South Wales is being driven by a very strong Sydney market but is also seeing quite strong regional growth," he said.

"Victoria's playing second-fiddle to NSW, once again being driven by a very strong Melbourne market.

"So we are still seeing Brisbane performing at a lesser pace to what Sydney or Melbourne has."

**Topics:** housing-industry, qld, maroochydore-4558, cairns-4870, southport-4215

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