

May 2023

# Landlord

NEWSLETTER

**INFORMATION  
LANDLORDS  
SHOULD  
KNOW**

**STRESS FREE INVESTING**



macwell.com

# Housing Crisis Leading to Share Homes and Co-Tenancies

In the current market, there is huge crisis for housing. Macwell does our best to give everyone a fair and equal opportunity. We have noticed in recent times that there is a huge increase in tenants looking for share homes and co-tenancies due to prices rising.

The premier erupted in parliament when she was questioned about the reduction in her electorate, calling Mander "a disgrace".



The housing crisis is being felt right across Australia but in Queensland it's become so bad that some people are choosing to stay in prison rather than take their chances out on the street.

Amid that desperation, the Queensland premier has been caught out reducing public housing properties in her own working class electorate at a time when demand has never been higher.

A record 50,000 people are now waiting for government subsidised housing across Queensland and the state government-run Housing Service Centre in Inala is filled with stories of heartache.

Against this desperate backdrop of the need for more public housing in the electorate of Inala, local MP and Premier Anastacia Palaszczuk has overseen a decrease of bedrooms available.

An analysis of Queensland government social housing statistics shows that in the past four years, the number of bedrooms available in Inala has decreased by 102, the largest drop of any electorate in the state.

The Labor-held seats of Bundamba (64), Bancroft (57), Stafford (45) and Gaven (34) round out the top five with the highest reduction in social housing bedrooms from 2018 to 2021 inclusive.

Macwell understand that the current housing crisis is very overwhelming and stressful for many tenant and landlords.

Queensland is heading towards a severe housing crisis, with a projected shortage of 106,000 homes by 2027. This dire situation arises from high-interest rates, surging immigration, and community resistance to new developments.



<https://9now.nine.com.au/a-current-affair/queensland-premier-reduces-public-housing-amid-rental-accommodation-crisis/>

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## What is the RTA?

The RTA stands for Residential Tenancies Authority. The RTA is a QLD state government statutory authority that helps make renting work for everyone.

The RTA's main functions are to:

- provide tenancy information
- manage rental bonds
- provide a dispute resolution service
- investigate offences under the Act and prosecute where appropriate
- provide community education
- provide advice to the Minister about residential tenancy and rooming accommodation issues and the operation of the Act, and
- monitor sector data and conduct research.

Macwell supports the Queensland residential rental sector through accessible, flexible and targeted services within a legislative framework. Macwell ensures all bonds are correctly lodged for our clients.



## Who MacWell is

MacWell Property Management is a team of long serving and experienced industry experts, who have been recognised through state and national property management awards, and have been employed as specialist consultants by real estate industry bodies including the REIQ.

Our business believes in the continued personal and professional development of our staff, and places a high value on traditional business practices, including a focus on excellent customer service. We don't believe that's ever gone out of fashion!

As a progressive thinking business we also recognise that people are the key, and we have adopted shared knowledge, community contribution, best practices, and pay-it-forward principles to help grow ourselves and our clients' interests.

Macwell ensures that all the latest regulations and legislations are met. This helps prevent those sleepless nights for landlords knowing that your nest egg is in the best hands.



<https://macwell.com.au/property-management/who-we-are/>

macwell.com.au

# Home Insurance

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## **Thinking of cancelling your landlord insurance policy? Read this first.**

There's no denying that the cost of living is on the rise – groceries, petrol, utilities. The cost of managing your rental may also be increasing – interest rates rising, escalating prices for goods and services impacting routine maintenance and repairs, higher council rates and possibly even property manager fees going up.

### **“It's unnecessary”**

Insurance can seem like an unnecessary expense when you don't need to make a claim. You might luck out and never have something go pear-shaped at your rental. Then again, you might not. Last year, EBM RentCover settled more than 6,400 claims with a value of more than \$39 million. That's a lot of landlords who weren't so lucky.

### **“The bond will cover it”**

If you're thinking you don't need landlord insurance because you've got the bond money to cover rent arrears or damage, think again. A bond only covers four weeks' rent and if there's major damage to the property and/or unpaid rent, that bond is going to be drained and you're going to be left to foot the bill (and possibly chasing your tenants through the courts – a costly proposition).

NOTE: At EBM RentCover, the average amount that got paid out in a single claim in 2022 was \$7395.06 – this dollar amount is typically more than four-weeks rent in most properties.

### **“Insurance isn't worth it”**

The value of insurance is subjective; it's personal to you. You may be happy to risk not having insurance, or you may value the safety and comfort of knowing you're covered financially if things go wrong at your rental.

With the right landlord insurance (and depending on the policy you have), you can be protected against:

- damage from severe weather events and natural disasters such as storm, hail, bushfire, flood, cyclone, lightning or earthquake
- loss of rent
- accidental, intentional and malicious damage
- theft and attempted theft
- house fire
- water damage
- fixed glass breakage
- impact
- public liability.



Without landlord insurance, you may find yourself paying for damage, losing income from non-payment of rent, losing your investment property (if you can't afford to repair/replace it) or even jeopardising your financial future if you are sued for negligence (public liability claims can stretch into the hundreds of thousands and millions of dollars).

**If you're thinking of cancelling your landlord insurance policy, we urge you to think again. Ultimately, you should ask yourself if you can afford not to have insurance...**

Here at Macwell we recommend home insurance to keep your nest egg safe. Sit back, relax and watch your nest egg grow

<https://www.rentcover.com.au/info-centre/risky-business-cancelling-insurance>

# SellWell, LeaseWell with MacWell

## You need an agent but it's hard to know who to trust

The trouble is not all real estate agents are the same. Choosing the wrong real estate agent could lose you tens of thousands of dollars. Equally important, you need an agent that earns your trust or you may miss the best offers second guessing advice. We believe everyone deserves an agent that gives them honest advice and a proven system for getting superior results.

## Local knowledge makes a difference

We've specialised in Redlands real-estate since 2007, selling hundreds of homes. It's invaluable in setting great pricing strategies with our sellers, and more importantly understanding and building rapport with buyers.



## A systemic approach to selling that outperforms

We've crafted and honed our system for selling homes over many years, from initial marketing through to buyer negotiations, it's a system which adapts to any market conditions that just works time and time again.

## We don't just talk about integrity

We believe in 100% honest advice always. We even recommend clients not to sell if we think it's in their best interest. We'll provide a lot of guidance, and recommendations, but we'll never be pushy.



## We value reputation over quick wins

Most of our customers are either repeat clients, or come from the referral of other happy customers. We do everything we can to make the selling experience as positive and stress-free as possible.

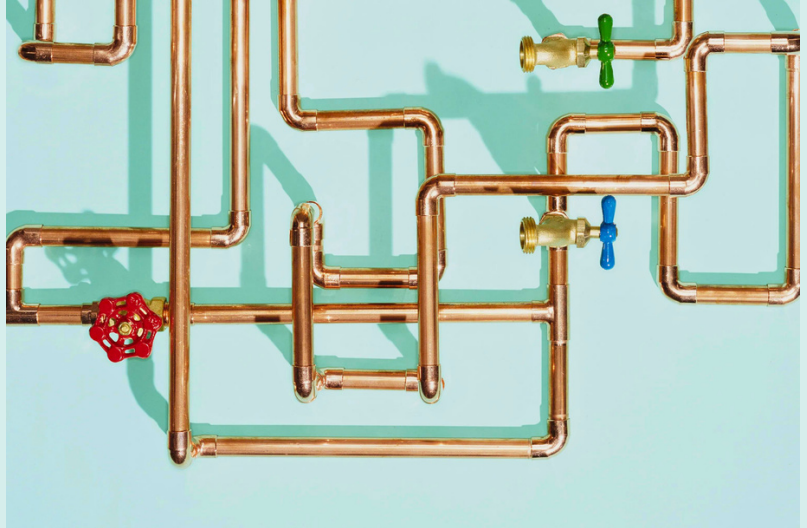
# Looking For a Plumber, Shark Plumbing Has Our Back!

As a landlord, you know that water damage can lead to costly repairs and tenant inconvenience. Don't let plumbing emergencies put your investment at risk.

Trust Shark Plumbing's experienced plumbers to provide you with with highest quality service and ensure the safety of your nest egg and the well-being of your tenants.

## Why We Choose Shark Plumbing as One of Our Plumbers

- Flat Fee Pricing listed on our website
- Lifetime Workmanship Guarantee
- 1 Hour booking to arrival for emergency plumbing
- Customer Service Focussed Plumbers
- No Call Out Fees
- Free Quotes
- Available 24/7
- 10% Discount for Repeat Customers
- Quality Workmanship and Stock
- Quick and Professional Service



## About Shark Plumbing

Shark Plumbing is your trusted partner for all of your plumbing needs. They are a team of highly skilled and experienced professionals that specialise in providing plumbing services to property managers and home owners across the Gold Coast, Brisbane, Northern NSW, Caboolture, Ipswich and surrounding areas.

Co-owners Nathan and Brad established Shark in 2021 with the aim of offering an innovative plumbing service that understands client needs. Nothing is more important to us than customer service, quality workmanship and attention to detail and they take pride in knowing that this is what sets them apart from others in the industry.

## 5 DIY Ways to Clear Your Drain

1. Dish Detergent - For blockages caused by built-up grease and oils deposits. The detergent should break down oils and fats as well as also act as a lubricant for other bits and pieces like food particles.
2. Blast It With Water - The pressure can help to dislodge even the most stubborn blockages.
3. Vacuum - Using a wet and dry vacuum can prove very effective, especially if what's blocking your drain is easily dislodged and light enough to get sucked up by a vacuum
4. The Zip Tie Method - If you've got a few spare zip ties lying around connect a couple together to form a "drain snake". Next, cut small notches into one end so it forms a mini harpoon-like device. Lower this down the drain and try wiggling it around
5. Call Shark Plumbing - Still blocked? We highly recommend residents and business owners call a professional plumber to get the job done properly and ensure minimal disruption and damage.

## Shark Plumbing Services

Shark Plumbing offers a wide range of services, some of those services offered but not limited to are:

- Burst pipes
- Leaks
- Gas fitting
- Water Filters
- Blocked drain cleaning
- Hot water systems
- sewer repair
- Toilets plumbing & maintenance

<https://www.sharkplumbing.com.au/>



# Just Listed

## 30 Linda Street Birkdale

### Jason Bedwell

Jason Bedwell has been successfully selling residential real estate in the Redlands and across SEQ since 2007. Jason has developed an enviable track record of performance, plus he brings a high level of negotiating ability and marketing expertise to the table. The difference is with this combination of skill and experience he constantly creates outstanding results for his clients.

Jason is active in the sales division and management of Macwell Property. He is also an Independent Property Auctioneer, and a Contract Trainer & Assessor with the REIQ

### Who Else Wants Great Value + Quiet Position + Close to Everything?!

Positioned in a quiet leafy street in a popular family neighbourhood, yet still close to all amenities this combines desirable bayside lifestyle with amazing value.

Features include .....

\* Close to the water, multiple shopping centres, restaurants and entertainment, this home will put you in perfect location for all your needs.

\* 3 good sized bedrooms. - 2 bathrooms

\* Large Inground Swimming Pool - Spacious living room with air-conditioner

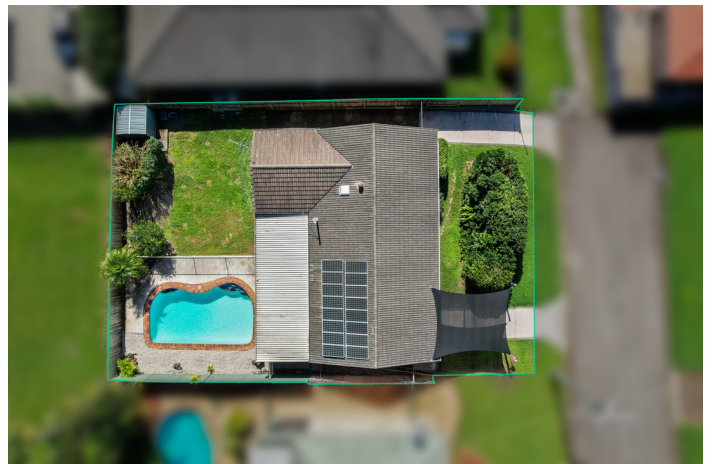
\* Modern Kitchen - Ceiling Fans - Undercover entertainment area. - Single Garage

\* Fully fenced back and sides, too much to list here.

The can only be one new owner. Contact the agent to get on the inspection list today.

### Jason's Reviews

- Jason was amazing to work with, his team is second to none. They delivered on the promises made in a far shorter timeframe than expected and we were stoked. They set clear expectations with us upfront so we knew what we were getting ourselves into and kept us updated daily through the process. There was no surprises.
- We would like to thank Jason and his colleagues at Macwell, for all their hard work in helping us achieve a quick sale for our house. We found Jason easy to talk to and felt his focus was with gaining us a positive result, within a couple of months from Xmas. Merry Xmas and Happy New Year to Jason and everyone at Macwell.
- Jason and the team at Macwell Property were brilliant throughout the entire process. Not only is he extremely knowledgeable, but honest and trustworthy and provided updates to ensure we were well informed and up to date at all times. I would highly recommend him and would have no hesitation contacting him for any real estate needs in the future. Thanks Jason!





**GET STARTED WITH STRESS  
FREE PROPERTY MANAGEMENT**

**1**

Create a  
management plan

**2**

We manage your  
property and keep  
you in the loop

**3**

Sit back, relax and  
watch your nest  
egg grow

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