



## From the Principal

### Median sale price and asking rent

For the last 3 months



### Origin of enquiries

Sale or rent enquiries in Hervey Bay that come from outside of the area.



75.9% - Sales  
60.7% - Rent

### Discounting

Difference between the price initially advertised and final sale price



6.1% - Houses  
5.2% - Units

## Hot Property!!!

## 1 Cypress St Torquay



PRIME BEACHSIDE PROPERTY

**OFFERS OVER \$930,000**

## HAVE YOU CHECKED YOUR SMOKE ALARMS?

Property owners/managers are reminded of their obligations to install and maintain working smoke alarms in all Queensland rental properties to keep everyone who lives in the property safe. Smoke alarm legislation for houses, townhouses, units and apartments is administered by Queensland Fire and Emergency Services (QFES). Learn more about your responsibilities as a property owner, property manager or tenant via the [QFES website](#).

### Starting a tenancy

Under Queensland rental laws, property owners/managers are required to ensure their rental property is safe and compliant with current health and safety laws and minimum housing standards. This includes installing, testing and maintaining smoke alarms that meet Queensland standards. Smoke alarms are listed as a reportable item in the Entry condition report (Form 1a), which records the condition of all Queensland rental properties at the start of a tenancy.

### During a tenancy

Repairs relating to a non-functioning smoke alarm in a rental property may be considered emergency repairs, which provides options for tenants to have these addressed as a priority. Tenants are encouraged to report any faults or repairs as soon as possible to their property owner/manager to carry out within a reasonable timeframe.

### Tenancy questions and reporting concerns

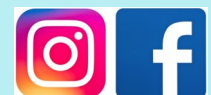
Queenslanders who have tenancy questions are encouraged to contact us.

The RTA encourages tenants and property owners/managers to try to resolve disagreements by working together. If a tenant has concerns about a potential breach of Queensland rental laws they can request the RTA investigate the matter to ensure compliance with the Act is upheld.

### Resources to learn more

The RTA partners with industry experts and government bodies such as QFES to provide the Queensland renting community with practical and accessible information. Learn more via the resources below.

Sourced from the Residential Tenancies Authority – The Government regulator of tenancy laws Queensland



## HERVEY BAY AQUATIC CENTRE UPGRADE STARTING SOON

New change rooms and an improved enclosure for the Hervey Bay Aquatic Centre 24-metre pool are among the works occurring in the first stage of the long-term upgrade to the center. At its meeting on 24 January, Fraser Coast Regional Council resolved to accept the tender from New State Builders for stage 1A of the Hervey Bay Aquatic Centre redevelopment, with work expected to start in early March and be completed by late September this year. Mayor George Seymour said the Hervey Bay Aquatic Centre was a much-loved community facility, and Council had adopted a master plan to guide the redevelopment of the center over the next 10 to 15 years. "The Hervey Bay Aquatic Centre opened in 1988 and the upgrades are designed to cater to our community needs and aspirations over the next 40 to 50 years," he said. "The initial works will focus on the 25-metre pool area with new changerooms and new enclosure, a refurbishment of the existing plant room and a new backwash tank and chlorine spill tank in the service yard". "This first stage will also lay the groundwork for the future stages with the construction of a new lagoon pool plant room and the laying of pipes to service this pool and a future zero depth splash pad, as well as the construction of a new chemical storage, a lifeguard station and general storage." Cr Jan Hegge said the \$4.1 million first stage was partly funded by a \$3.557 million Queensland Government Grant through the Local Government Grant and Subsidies program. "We are grateful to the Queensland Government for providing funding to allow Council to move ahead with these important works at the Hervey Bay Aquatic Centre," she said, "These upgrades are about improving the aquatic center's safety and reliability and ensuring it meets modern standards." "The works have been timed to occur in the cooler months to minimise the disruption to swimmers." "How and when future stages of the masterplan roll out will depend on available funding within Council's budget and what grants are available from other levels of government." A copy of the Hervey Bay Aquatic Centre Master Plan is available here:

<https://frasercoast.engagementhub.com.au/hervey-bay-aquatic-centre-master-plan>



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# ANZAC DAY

*Lest We Forget*

25 APRIL



## DRUGS LABS SUSPECTED OR FOUND IN RENTAL PROPERTY

### Meth labs and clean up. (article sourced from the RTA)

The methamphetamine scourge in Queensland is not only taking its toll in human misery, but also creating a nightmare for property managers and owners who have to clean up after the clandestine drug manufacturing operations. It can cost up to \$30,000 to rid a property of the potentially deadly chemical residue, a task which can require the services of specialist cleaners, often equipped with protective gear and procedures to protect against the harmful chemicals. These are drugs so potent that they can still be detected after going through a thorough water treatment process. Not only is this activity illegal, it's against the Residential Tenancies and Rooming Accommodation Act 2008 (RTRA Act) which stipulates: "...a tenant must...(not) use the premises for an illegal purpose..."

**More information is available by calling the Residential Tenancies Authority (RTA) direct on 1300 366 311**

## HOTEL GIANT SHERATON UNVEILS NEW RESORT FOR QUEENSLAND TOURISM TOWN



One of the biggest hotel chains in the world has unveiled bold plans for a lavish multi-tower five-star Queensland resort that could generate 1100 jobs. But it won't be on the Gold or Sunshine coasts Hotel giant Sheraton has unveiled plans for a spectacular new luxury resort at Hervey Bay. Television host and Sheraton ambassador Jamie Durie made the announcement at a media event in Brisbane on Thursday morning. Through parent company Marriott International, Sheraton has signed a memorandum of understanding with developer Sunny Beach Land confirming its intention to operate the proposed Hervey Bay Esplanade Resort, part of a \$450 million waterfront project in the suburb of Torquay. The resort would house 223 five-star rooms and would be the brand's fifth Australian hotel with the brand boasting that the new resort would be "the largest and most luxurious new hotel between Brisbane and Cairns". The project is expected to create 1100 jobs during the construction phase and a further 250 jobs long term.

Features would include a resort pool at podium level, two lap pools, outdoor terraces, barbecue areas, a fitness centre, business lounge, world-class 400-seat function and conference space, destination rooftop bar, kids club, private cabanas, sun decks and water play areas as well as residential apartments. The brand already operates the Sheraton Grand Mirage Resort on the Gold Coast and at Port Douglas, the Sheraton Grand Sydney Hyde Park and the Sheraton Melbourne Hotel. Sunny Beach Land Director Dan Cuda said the commitment from Sheraton was "fantastic news for Hervey Bay" and would put the Fraser Coast region "firmly on the map as a world-class tourism destination". "The potential contribution this would make to the Fraser Coast economy, local businesses and employment is simply massive and too good of an opportunity to miss," he said. "The presence of Sheraton in Hervey Bay would also set the tone for future residential and tourism developments in this region and encourage further investment." Durie will work on the project to design a world-class oasis recreational area for the new resort.

He said he was "thrilled" to be working on the project both on the environmental front and "to deliver a stunning beach front oasis and recreation area to shine a spotlight on Hervey Bay globally". "We all know that K'gari is paradise and with the internationally recognised Sheraton brand behind it the world will too," he said. "A destination hotel with the pedigree of Sheraton gracing the Esplanade in Hervey Bay will be a magnificent drawcard for tourists both across Australia and the world. "Hervey Bay will become a landmark destination and a must-see on our international guests 'visit Australia checklist'."

