

# development



## Interstate buyer sees Maroochydore's magic

Sydney resident and savvy investor adds another property to his emporium

**W**HEN Sydney resident and property investor Glenn Bentley set his sights on the Maroochydore property market some years ago, on-lookers could have been forgiven for considering him crazy in venturing away from the booming Sydney market.

Today, Mr Bentley couldn't be more pleased with his decision and has just expanded his sizeable Maroochydore property portfolio to include a two-bedroom, one-bathroom Emporio apartment located in the heart of the Maroochydore CBD.

Mr Bentley said he had recognised the potential inherent in the Maroochydore region and felt the location and pricing of the Emporio development was too good to pass up.

"It's not often you find a development that is right in the heart of the action. Emporio is only a short stroll away from all the cafes, shops and restaurants in the Maroochydore CBD and it has the added bonus of being close to the beach," Mr Bentley said.

"Even if I was able to find a development in Sydney that even remotely resembled Emporio,



**SAVVY:** Investor Glenn Bentley, pictured with his family, has bought a two-bedroom unit.

the cost just wouldn't compare," he said. The Herron Todd White report also highlighted

time as the recipe for financial success in the Coast's property market and suggested it was the perfect location for investors looking for a long-term investment opportunity.

Mr Bentley said he intended on renting out his new apartment after construction and noted the high population growth expected on the Sunshine Coast, combined with the proposed upgrades to the Maroochydore town centre would ensure he would reap financial rewards well into the future.

"The demand for rental properties on the Sunshine Coast is incredibly high and this will only intensify as more and more people move to the Coast," Mr Bentley said.

"I'm confident Emporio apartments will be in strong demand for years to come given their prime location and the wide range of facilities offered.

"The fresh food marketplace, rooftop entertainment area, gym access and residents' lounge and theatre will be strong drawcards for renters and future investors."

Sales Agent for Emporio, Nicholas Criss said with seven apartments sold in the past few weeks alone, it wouldn't be long before the handful of remaining Stage One apartments were sold out.

"There are only six apartments remaining and we can now confirm construction of Stage One will commence in early 2011," Mr Criss said.

The remaining apartments are selling from as little as \$349,000 with only a 10% deposit required until completion of construction.

To find out more, call the onsite display centre on 5451 8500, visit [www.seeoutomorrow.com.au](http://www.seeoutomorrow.com.au) or email [info@emporio.net.au](mailto:info@emporio.net.au).

## Builders and contractors can master new trades with upgrades

Master Builders is urging Queensland building contractors and participants to ensure disaster repair work remains in Queensland by upgrading their skills and licence.

Master Builders Executive Director, Graham Cuthbert said there is no doubt the rebuilding that is required across the state will generate additional work for the building and construction industry.

"While the scale of damage is still being assessed, we know the impact of the Queensland wide flooding and Cyclone Yasi is going to require a strong local workforce.

"Our industry has been running at 50% over the last two years, so we are confident that local Queensland contractors have the

capacity to perform the majority of the rebuild and repair work required for homes and small businesses.

However, the work required to fix our damaged network of rail, road and bridge infrastructure is a different story.

"We are encouraging anyone who has been thinking about formally upgrading their skills to do it now and ensure Queensland contractors are performing the work required to get Queensland back on its feet."

Master Builders Training and Licensing Manager, Gill McMillan said Master Builders is encouraging anyone interested in obtaining a trade qualification or upgrading their existing licence to attend a free information session.

"People working in the building and construction industry who are considering becoming a licensed builder or contractor or running their own business and quoting directly for jobs will benefit from attending the session.

"In Queensland, contractors who quote for work valued at more than \$3300 must have a relevant licence with the Building Services Authority (BSA)," she said.

"Master Builders has secured limited funding for eligible applicants to achieve their trade qualifications through formal recognition of their current skills and knowledge.

"Many tradies working in the industry do not have formal qualifications but do a great

job every day. Master Builders can assist tradies to step up and obtain the qualifications and licence necessary to run their own business."

Newly learned skills and qualifications enable local contractors to grow their businesses and have more financial independence. The Sunshine Coast seminar is being held on February 21, at the Master Builders office, 91 King Street, Buderim from 4pm.

To register for the Sunshine Coast event, please contact [ssc@masterbuilders.asn.au](mailto:ssc@masterbuilders.asn.au), call 5453 5260 or visit the 'Events' section on the Master Builders website ([www.masterbuilders.asn.au](http://www.masterbuilders.asn.au)) and download a relevant registration form.