

How Private Investors Can Be Part of the Housing Solution —Without Compromising Returns

With vacancy rates at record lows, many vulnerable people are finding it harder than ever to secure housing. In Queensland alone, more than 50,000 people are currently on the social housing waiting list, placing increasing pressure on the system.

While housing challenges are often seen as a government issue, the reality is that over 95% of rental properties are owned by private investors. This places the private sector in a unique position to be part of the solution—without sacrificing investment performance.

At McGrath North Lakes, we actively work to bridge the gap between investors and community housing initiatives. Our team regularly engages with local organisations to stay informed, share knowledge, and identify practical ways to improve access to housing.

Last month Laura our Principal represented the private rental sector at two valuable networking meetings - see inset for details.

What This Means for You as an Investor

Ultimately, both investors and community groups are working toward the same goal: secure housing and reliable tenancies. With the right approach, it's possible to achieve both strong investment outcomes and meaningful community impact.

If you'd like to learn more about how you can be involved, we welcome the conversation.

- 📞 07 3888 0098
- ✉ northlakes@mcgrath.com.au
- 📷 @mcgrathnorthlakes
- 📍 McGrath North Lakes



Moreton Bay Housing & Homelessness Network

Led by Encircle Community Services, this forum brings together local groups focused on real, on-the-ground solutions. Laura gave a well-received presentation on the rental application process, breaking down what property managers and owners look for, and how - with the right support - more applicants can meet standard criteria



Footprints Community - Housing Older Women's Support Service (HOWSS)

At their monthly 'Coffee Catch-up' in Caboolture, Laura connected directly with women over 55 who are navigating the rental market. By sharing practical advice and connecting them with government programs, we help participants improve their chances of securing a home.



Rising Fuel Costs: What It Means for Your Maintenance Expenses



Rising petrol and diesel prices are starting to impact contractor costs across the board. Many of our trades work on tight margins to keep pricing competitive, so these increases are now being passed on where necessary.

You may begin to notice a small fuel charge listed on some invoices. This is simply to keep pricing transparent while allowing contractors to continue operating sustainably.

One way to help keep your costs down is to avoid requesting on-site quotes for smaller, routine jobs. Many contractors now charge for attending quotes, and these fees are increasing. In most cases, we can arrange a desktop estimate instead—saving you money and allowing work to be completed faster.

Industry Expertise That Delivers Real Value for Our Clients

Delivering CPD training to real estate professionals is reserved for a select group of industry leaders with the right qualifications, deep experience, and up-to-date knowledge.

Our Head of Property Management, Caroline Duxfield, is one of them. Alongside leading our team, she delivers expert training for the REIQ, helping raise standards across the industry.

Last month, Caroline presented a CPD session on Mastering QCAT—her specialty—to real estate professionals.

Caroline's expertise doesn't just benefit the wider industry—it directly benefits our clients, with stronger advice, better decision-making, and a team that stays ahead of industry changes.



Introducing Kassie - School-Based Trainee

We're proud of our strong track record supporting school-based traineeships, with several students going on to build successful careers in real estate after finishing school.

Our newest recruit, Kassie, is already showing great initiative and enthusiasm. She's a welcome addition to the team and is keen to learn all aspects of the industry.