



**FROM THE PRINCIPAL
LEANNE COWLEY**

Due to increased interest from interstate buyers over the winter period we have buyers with specific requests.

Maybe your house will suit?

If you are thinking of selling or would just like an obligation Free market appraisal give us a call!

Presented by
Fraser Coast
Tourism & Events

Relish²⁰₂₆
Food & Wine Festival

Saturday 6th June

10am – 5pm

Portside Precinct &
Queens Park, Maryborough

PHOTO OF THE MONTH

LEANNE COWLEY

SUNFLOWERS



UNIT 8/66 WINCHELSEA ST PIALBA

LOW MAINTENANCE TOWNHOUSE IN A PRIME COASTAL LOCATION!



**Offers over
\$570,000**

NEW QUEENSLAND GOVERNMENT'S RESIDENTIAL ACTIVATION FUND

The fund is delivering a place to call home for more Queenslanders, supporting 1 Million new homes by 2044, with at least 50% of the overall funding invested in regional, rural & remote Queensland. The fund is delivering essential infrastructure like new water and drainage pipes, new roads and transport links, and improved connections to power and telecommunications. Delivering critical infrastructure is driving housing supply and easing housing pressure, with land unlocked for more than 98,000 new homes for Queenslanders. Round one of the fund is already supporting 98 projects across the state. With \$500 million available in round two, and fifty percent of those allocated to regional Queensland, more Queenslanders will have a place to call home sooner. Queensland Property Council Executive Director Jess Caire said the funding had been warmly received by industry. "The Property Council advocated strongly for this funding due to the obvious feasibility gaps for new housing that were clearly precipitated by a lack of sufficient infrastructure," she said. "The Residential Activation Fund goes to the heart of this issue, and we congratulate the Government for announcing and enacting it so quickly." To ensure these projects deliver results quickly, they need to be ready to start within 12 months of the project being announced and completed within three years. Local Government Association of Queensland Chief Executive Officer, Alison Smith said the initiative is delivering game-changing infrastructure that will see thousands of new homes built right across the state. To find out more visit aplacetocallhome.initiatives.qld.gov.au

Courtesy HERVEY BAY SUN

ALONGSIDE THE NEW RESIDENTIAL ACTIVATION FUND, THE QUEENSLAND GOVERNMENT IS ALSO:

- ◆ Supporting first home buyers by removing stamp duty on new builds, helping 2204 Queenslanders since May 2025. Eligible buyers save \$9096 on a median-priced house and land package in Queensland.
- ◆ Extending the \$30,000 first home owner grant to 30 June 2026 - which has already helped 2629 people this financial year.
- ◆ Delivering a nation-leading Boost to Buy shared equity scheme to help reduce the deposit gap, already helping 150 Queenslanders get into their first home. Round two is now open.
- ◆ Increasing rental availability by lifting subletting restrictions.
- ◆ Delivering one million homes, including 53,500 social and community homes by 2044.

To find out more visit aplacetocallhome.initiatives.qld.gov.au The Government is also unlocking underutilised government-owned land, allowing surplus sites to become much-needed homes for Queenslanders, through the Land Activation Program.

NEW ANTI-MONEY LAUNDERING / COUNTER TERRORISM FINANCE REFORMS AND REAL ESTATE



AUSTRALIA is introducing new anti-money laundering laws that require real estate agencies to take extra steps to ensure property transactions are legitimate and transparent. These changes are designed to protect the property market and strengthen Australia's financial security. New anti-money laundering/counter terrorism finance reforms and real estate.

WHY THESE CHANGES MATTER

The reforms don't make buying or selling harder, but they do mean you'll see some new steps in the process. These are normal, required by law, and applied to every client.

WHAT YOU CAN EXPECT

- **IDENTITY VERIFICATION** Agents will need to verify your identity more thoroughly, similar to what banks already do.
- **QUESTIONS ABOUT THE PURPOSE OF THE TRANSACTION** You may be asked about why you're buying or selling and how the transaction is being funded. This helps agents understand the nature of the business relationship.
- **CHECKS AGAINST GOVERNMENT LISTS** Agencies must check whether clients are politically exposed persons (PEPs) or appear on sanctions lists. This is a standard compliance step and not a reflection on you personally. Ongoing monitoring If circumstances change during the transaction, agents may need to update their checks or request additional information.
- **Secure record keeping:** your agent will keep records of identity checks and transaction details for a set period, as required by law.

What this means for the property market? These reforms help ensure Australia's real estate sector remains trusted, transparent, and protected from criminal misuse. For genuine buyers and sellers, the process remains straightforward - just with a few more compliance steps.

WHAT MONEY LAUNDERERS ARE DOING WITHIN THE REAL ESTATE MARKET

MONEY launderers are increasingly turning to real estate transactions to disguise the origins of illicit funds, according to financial crime experts. Authorities say the property market's high values, rapid turnover, and complex ownership structures make it an attractive channel for criminals seeking to "clean" dirty money before reintroducing it into the legitimate economy. Investigators report that launderers often purchase homes through shell companies, trusts, or third-party buyers to conceal their identities. In some cases, properties are bought with large cash deposits or unusual payment methods, then quickly resold at inflated prices. This creates the appearance of legitimate profit, masking the criminal source of the original funds. Regulators warn that luxury properties and regional hotspots are particularly vulnerable, as high-value transactions can attract less scrutiny and involve fewer questions from sellers eager to secure a sale. Real estate agents are legally required to report suspicious behaviour, but industry bodies say compliance up until now has varied widely. Financial intelligence What money launderers are doing within the real estate market agencies have called for stronger verification requirements and tighter monitoring of non-bank transactions. They argue that without tougher safeguards, organised crime groups will continue exploiting the property sector to move millions through the system undetected.



CAR 38 TEAM REALWAY



🚗 ✨ We're Team 38 – TEAM REALWAY – and we're hitting the road for the 2026 Dunga Derby! ✨ 🚗 In a new Dunga Car – watch this space.

We're so excited to share that Blaine, Monique and I are once again taking part in the **2026 Dunga Derby Event by Rally for a Cause!** We're joining this incredible adventure to raise funds for a truly meaningful cause – and have a whole lot of fun along the way.

Rally for a Cause is a wonderful community charity dedicated to supporting families and individuals affected by life-limiting medical conditions, or those whose lives have been turned upside down by circumstances beyond their control. The work they do makes a real and lasting difference in people's lives, and we're proud to be part of it.

💖 We would absolutely love your support and your help to reach our target. We're asking for your help by making a donation to Team 38. Every dollar raised goes directly toward helping families in need. Your donation is fully tax deductible, and a receipt can be provided.

🚗 Business Sponsorship Opportunity

As a thank you to businesses who sponsor our team, you'll have the opportunity to place **two stickers representing your business on our Dunga Derby vehicle** – giving your brand great exposure throughout the event.

We recommend stickers no larger than **115mm H x 300mm L** to fit alongside official Dunga Derby stickers. If you'd like to increase your sponsorship, we can absolutely discuss larger branding opportunities for even greater visibility!

✨ Ready to support us?

Donating is easy! Simply click the link below. Even a small donation goes a long way.

👉 <https://frasercoast.dungaderby.com.au/teams?q=38>

Thank you so much for helping us make a difference while we take on this unforgettable adventure. We truly appreciate your support – and we promise to make you proud out there on the road!

Let's do this! 🚗 💖

