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NEWS & VIEWS

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KITCHEN RENOVATION ESSENTIALS

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PROPERTY OF THE MONTH

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ART NEWS

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Inside this issue

Thank you for investing your time in Real Estate News & Views. We hope you enjoy this issue.

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Real Estate News & Views is a monthly publication, home-delivered to Wynnum, Manly and Lota areas. Please note that if your home has a 'no junk mail' or 'Australia Post Only' label, then we are unable to deliver the newsletter to you. However, copies will be available around the local area for you to read.

Any submissions can be emailed to sales@market2market.com.au for consideration.

Contact 0421 786 302 for more information.



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4154	GUMDALE	111
4154	WAKERLEY	2,386
4172	MURARRIE	1,302
4173	TINGALPA	2,739
4174	HEMMANT	807
4178	WYNNUM	4,221
4178	WYNNUM WEST	4,124
4179	LOTA	1,041
4179	MANLY (QLD)	1,185
4179	MANLY WEST	3,593
TOTAL		23,527

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- Advertising cut off March 28th
- Distribution 7th April to shopping centres and 15th April into homes.

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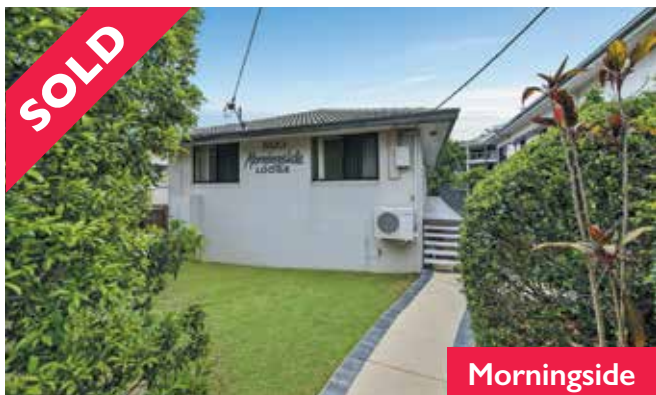
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Breaking news ... Richie Yates joins

With real estate industry expert Richie Yates joining our team as Sales Principal, we are set to take on today's dynamic market trends. Richie has a long list of industry awards to his name, together with industry and local market knowledge. When you're dealing with Richie, you quickly realise you're dealing with someone who is real and down to earth.



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5 minutes with Byron Freeborn, Raine & Horne Wynnum

The market is moving along at a strong pace, the median house price is moving up, buyer demand is rocketing, and the availability of listings has declined. All these factors make this year unique. Our last biggest year for activity was 2015, which not only saw the greatest gains in median price, but also recorded the highest level of transactions.

Whether you're thinking of jumping into the market in the coming weeks, or taking your time to make the decision to sell, we've reached out to local conveyancer Rosemary from DBL Solicitors for her top 12 suggestions for buyers and sellers, which are outlined below.

1. Always get independent legal advice before an auction or signing a contract.
2. Get your agent/solicitor to do a Dial-Before-You-Dig to note any encumbrances on the property.
3. If the property is priced over \$750,000, obtain a Capital Gains Clearance Certificate from the Australian Taxation Office.
4. If there is a pool on the property, ensure that a current Pool Safety Certificate is in place.
5. Ensure the property is clean.
6. De-clutter the house to give a feeling of more space.

7. Spruce up the home's entrance.
8. Fix any issues around the house, like leaking taps, ceiling leaks and broken tiles etc., water staining and damage, broken window locks and cracked windows.
9. If a seller is confident that there are no leaks etc in the dwelling, welcome inspections during bad weather so that the buyer can see the house at its worst. Buyers looking in wet weather are serious about the purchase.
10. Set aside emotions when selling and try to think of it as a business deal.
11. If you have a dog on the property, keep it away from buyers!
12. If the agent does a good job, reward him/her by telling friends.

Through speaking with many sellers and potential sellers in recent months, their hesitation to sell has been influenced by factors such as the lack of options to buy what they want to for their next home, a lot more competition for the rare home they do find, and the issue of those properties being under contract before they turn up to open homes.

Some of the strategies to combat those issues have included negotiating a longer settlement



or including a rent-back clause when selling a home to give them a comfortable amount of time to find the right property, and renting another property while putting the bulk of belongings in temporary storage. It also pays to make sure you are on a relevant contact list with an agent, so you're notified of off-market properties or early alerts.

Ensuring you work through those property/selling preparation points listed above, and that you've got a sales/marketing game plan, means that once you're ready to find your next property, you have a plan, and you're ready to go!



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 - Veranda across the front overlooking garden

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Feel-good investing offers attractive returns

CONTRIBUTED BY SDA SMART HOMES AUSTRALIA

When it comes to property investment, a promising new niche for investors centres on investing in properties that can offer the best return on investment, whilst doing good in the community.

Specialist Disability Accommodation (SDA) refers to housing for people with a disability who require specialist housing solutions. There is currently an undersupply of these housing types, and an identified strong rental demand for them. The National Disability Insurance Scheme (NDIS) has identified more than 28,000 Australians who are living with a disability in inappropriate accommodation for their needs.

Investing in building these houses is a chance to make a socially responsible investment that offers an attractive return.

With the NDIS driven to move young people living in aged care or adults with a disability living with ageing parents into their own SDA, more investors are looking towards this growth area.

The Federal Government's commitment via the NDIS of \$700 million annually towards SDA is giving confidence to potential investors.

SDA homes are set apart from mainstream dwellings with



features such as smart AI technology, oversized corridors and living spaces to allow for mobility devices or adjustable bench heights, and the inclusion of living quarters for carers of tenants. The features of these forward-thinking homes can work to grow a savvy investor's property portfolio while giving individuals living with a disability the chance to have independence and inclusion within their communities.

Choosing to build an SDA home could move two or more young Australians out of inappropriate aged care homes and place them in far more appropriate new housing along with their carer. Backed by Commonwealth funding, an investment in an SDA home is an attractive long-term opportunity.



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Fresh local dining at Tide on the Jetty

In May 2016, local friends and family aligned in the right place at the right time to bring you an exciting over-water dining destination – Tide on the Jetty.

The tides of time have ebbed and flowed since Tide first welcomed guests five years ago. The team behind Tide is now looking forward to the opening of a second destination venue on The Esplanade at Manly in April, to be named The Arsonist.

Tide’s menu continues to evolve, with a wide range of delicious fresh food and drinks with something for everyone.

1. Textures of chocolate with raspberry sorbet is a celebration of everything chocolate. Soft velvety mousse, dehydrated chocolate meringue, rich chocolate ganache and the freshness of raspberry sorbet and fresh berries.
2. Stockyard beef. Tide uses the best locally-sourced and sustainable premium beef. Stockyard is an award-winning supplier located at Jondaryan, on the famous Darling Downs.
3. Enjoy the sunset, while sipping on a glass of AIX French Rosé.
4. Local seafood. Tide strives to use only the best locally-sourced seafood, taking advantage of the trawler a mere 200 metres from the restaurant. It's as fresh as it gets!
5. Brisbane distiller, Nosferatu, has created Giselle Pavlova Gin, which features in Tide’s cocktails and desserts.





Top three do's and don'ts for new kitchens

BY AMELIA SKIN, INTERIOR DESIGNER, SEMPER INTERIORS

When designing kitchens there are some very important rules to stick by to ensure both a beautiful kitchen and a functional space. Below is a small list of important considerations before undertaking any kitchen renovation.



DON'T – FORGET TO CONSIDER VENTILATION SPACE FOR APPLIANCES

When selecting appliances always check their specifications manual and make sure you allow enough room for any required ventilation. A good example of this is every stove top and rangehood requires a different clearance for it to work safely and effectively.

DO – THINK ABOUT FUNCTIONALITY

Questions to ask while designing a kitchen is: who uses the space; do you like to eat in the kitchen; do you love cooking or do you never use your kitchen; what do you like to cook; do you like to entertain? This will help determine what appliances are needed, and the best layout of your kitchen to suit your lifestyle.



DO – CAREFULLY CONSIDER THE PLACEMENT OF MAIN APPLIANCES

The kitchen work triangle is an efficient and aesthetically pleasing way to layout kitchens. The aim is to create a triangle between the fridge, stove and sink. This ensures each item is close but not too close; it cuts down on 'wasted' steps and makes the cooking and cleaning process much simpler.

DON'T – FOLLOW THE 'TRENDY' HOME RENOVATION SHOW APPROACH

Following trends too closely can often lead to the need to renovate again. Kitchen renovations can be fairly costly, so designing a space which is incredibly functional with a timeless aesthetic will give the space a longer life span.



DON'T – FORGET TO DESIGN ALL OF YOUR CUPBOARD INTERNALS

A thought-out design for cupboard internals can create a cohesive and functional kitchen space. Different options for internal joinery include pull-out bins, cleaning caddies under the sink and concealed pull out drawers in corner cupboards.



DO – CONSULT PROFESSIONALS

Whether it's an interior designer, builder, or kitchen consultant, speaking to a professional prior to kitchen renovations can eliminate a lot of costly mistakes. Good designers and trades people are more than happy to listen and offer valuable insider tips and tricks.

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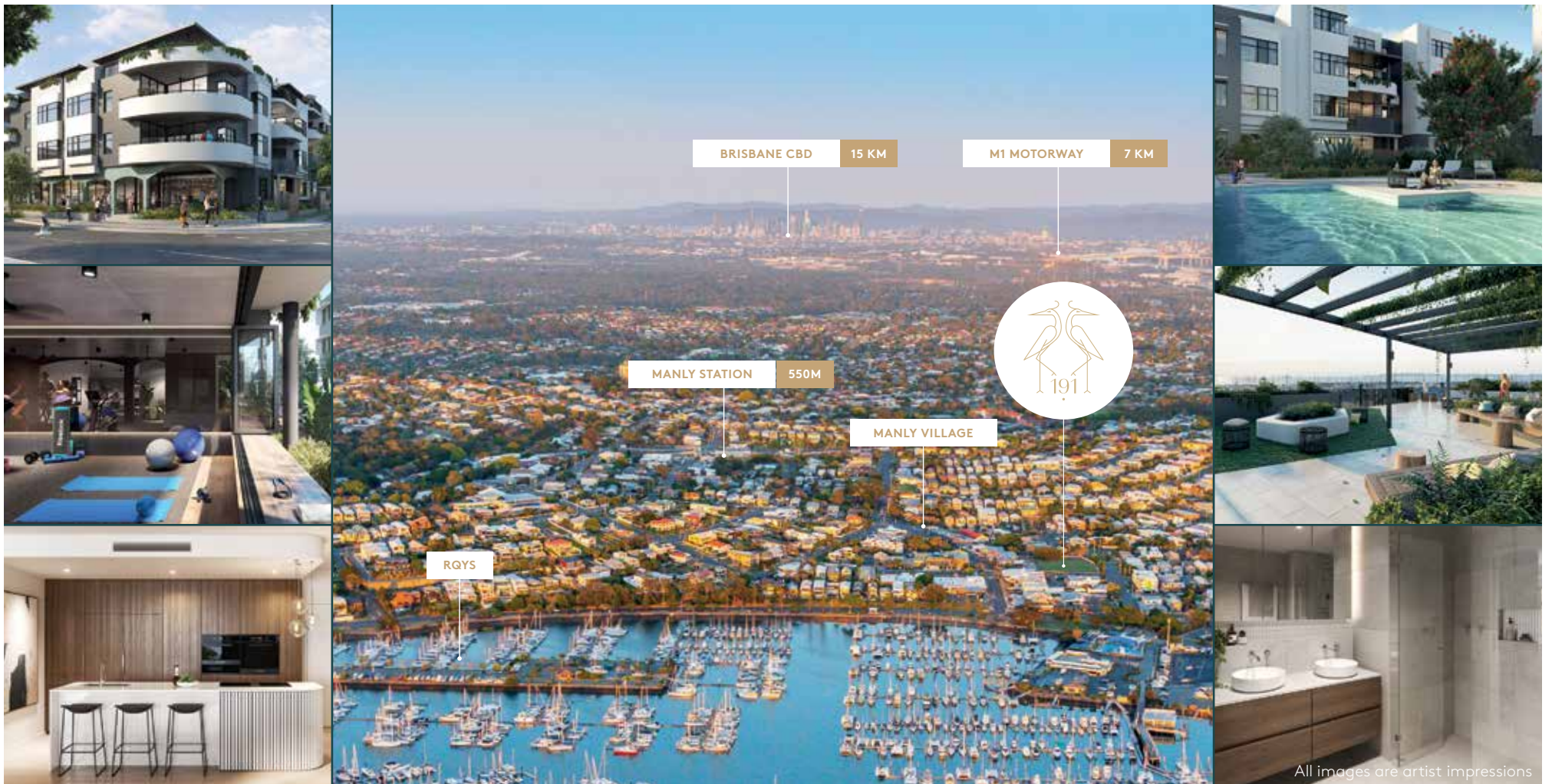
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Manly scores high for walkability

FROM THE MANLY HARBOUR VILLAGE CHAMBER OF COMMERCE

A world away from the everyday, the once sleepy fishing village of Manly is still a charming seaside locale, but these days it also boasts an enticing mix of restaurants, cafes, boutique stores, markets, galleries, accommodation and outdoor activities. The local community is anchored to the seaside lifestyle, and locals treasure the connection between Manly and its natural surrounds on picturesque Moreton Bay. Residents enjoy getting outdoors to make the most of Brisbane's beautiful bayside lifestyle, and are increasingly eco-conscious, preferring to leave a light carbon footprint and demanding urban convenience without needing to travel far.

New Urbanism is a return to traditional, village-like communities. You may already be familiar with the Brisbane examples of Kelvin Grove Urban Village and the renewed Teneriffe area. In these communities, people are able to live, work and access the everyday essentials (such as shops, doctors, education, restaurants and leisure activities) all within a short walk. This means that our current dependence on cars is reduced, producing significant environmental benefits. The walkability of New Urban communities means that

everybody, from young to old, can easily access and enjoy its benefits.

Manly Harbour Village is emerging as a precinct that also reflects a return to traditional, village-like communities where residents embrace the opportunity to eat, stay, work and play locally. With a high Walkability Score of 85/100, and close proximity to the Rail Station and Marina, the Village is easy to navigate on foot. As more people move towards working from home, they can leave the car in the garage and enjoy the availability of everyday essentials, health and wellbeing services and leisure options within their own Urban Village. This will only be enhanced as more options to live in the heart of Manly Harbour Village are developed.

Manly Harbour Village features picturesque parks for picnics and barbecues, with five kilometres of gentle esplanade boardwalks and bike tracks to explore. Enjoy a walk or run by the sea or hire a bike and set off on an adventure. Experience the magic of Manly for yourself!



Planning for retirement and downsizing your spending habits

BY ROCKY HOFFMAN, PLANNING BOX

Will you have enough to replace your current lifestyle spending during retirement? This topic can become a driving force during retirement planning conversations.

Reducing your planned retirement expenses can bridge a potential cash-flow gap. Downsizing your home has the potential to save you money in retirement, but are there other ways to downsize your lifestyle that could be just as effective?

If you have high-interest debt such as credit cards or personal loans, it usually makes sense to pay off this debt with extra money from your identified spending habits.

Mortgages are one of the biggest household spending categories during retirement. Making a lump sum withdrawal from your superannuation/pension account to pay this off could potentially erode your retirement amount. An effective financial plan should have this as a major goal of being paid off before retirement, so it's important to seek advice well before retirement rolls around.

Long-term health care will remain necessary throughout your retirement years. However, you might be able to save on the costs of life insurances by obtaining an objective assessment of your recommended life insurance coverage amounts.

Downsizing your spending has its advantages, though it does not mean you have to compromise your most important goals for retirement. In order to make the right decision when reducing your expenses, you need to have a clear understanding of your life goals, values, and vision for the future. Undergoing a comprehensive review of your finances will allow you to better define what retirement means to you. This process may even provide you with a clear path to get to your retirement destination sooner than expected, and remove any uncertainty or doubts about how you are going to get there.

Seeking professional advice should be a priority during your working years and throughout retirement.



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Have you checked your balustrades lately?

BY BEN PATERSON, SAFEGUARD INSPECTIONS

It's time to talk about balustrades and the safety of your family. It's pretty common to move into or build a house and test out the handrail to make sure it feels secure, but do you know the Queensland Balustrade Regulations?

There's a lot to consider when it comes to balustrades in your home. They have the potential to become quite dangerous and unsafe, which is why it's a good idea to have them inspected before purchase and as a matter of urgency when a wobble develops.

So, what makes a good balustrade?

Many people refer to a balustrade as a handrail. However, a balustrade is the entire railing system, including the handrail to use the stairs and balcony, spindles or columns, base rails and newels (support columns).

Balustrades are most commonly made from steel or wood, however, they can also be concrete, glass or wire.

The balustrade regulations in Queensland

There are state and federal regulations for balustrades. The reference to wire balustrade regulations is included in these. The regulations are the Queensland Government Department of Housing and Public Works' **Deck, Balcony &**

Window Safety Guidelines and the Federal Government's **Building Code of Australia**.

These regulations include:

- Balustrade height and requirements on decks, balconies, and stairs;
- Construction strength and the balustrade's ability to withstand forces such as human weight and strong winds;
- Balustrade use on retaining walls and paths;
- Regulated tension, supports, and deflection for stainless steel wire balustrades.

With regulations spread between the two pieces of legislation, finding what you need to know can be tricky.

Issues found in balustrades

Just like the rest of your home, balustrades deteriorate with age. Wood rots, metal rusts, glass cracks – you get the picture.

It's important to keep a close eye on your balustrades and make regular checks. Our weather alone is enough to weaken their integrity.

Cracks in concrete can be a sign of "concrete cancer", where the rusting and breaking down of the metal supports within the concrete structure can cause the concrete to almost explode. Tensioned wire in balustrades, though strong, can fray and incur damage in severe storm weather.

In glass panels, check for signs of cracks that might weaken the pane, check wood for signs of rot or termite invasion, and check the metal for rust that could weaken the structure.

But it's not just older balustrades that show problems. Brand new balustrades installed in new homes can be well off code, and very unsafe, which is why handover inspections are a good idea before you make the final payment.

When it comes to balustrades hire a professional, qualified building inspector – someone who knows the balustrade regulations and what defects and damage to look for. If you're not confident in knowing what makes a safe and sturdy balustrade, a building inspector is a smart investment.

Ben Paterson is the Director at Safeguard Inspections, located in Brisbane's Manly West. He performs building and pest inspections on residential properties, guided by 25 years of experience and knowledge.

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Why stock on market matters

BY ANTONIA MERCORELLA – CEO, THE REAL ESTATE INSTITUTE OF QUEENSLAND

There is plenty of media around at present regarding the low volume of stock that is currently for sale in Brisbane’s Bayside, but why is it so important for market conditions?

In essence, when there is a stock supply or buyer demand imbalance, we generally see prices either rise or fall depending on which element is off kilter. For example, a few years ago, there was an oversupply of units in the Brisbane CBD, which caused a drag on prices for both new and existing stock for a time. However, one of the knock-on effects of the pandemic is something that many people didn’t predict, which is a drastic reduction in stock for sale. In fact, some property commentators thought the opposite would happen when the virus landed on our shores a year ago, but that situation never came to pass.

According to the latest CoreLogic Market Indicators, the number of properties listed for sale across Brisbane was down more than 28 per cent in early February compared to the same period before. The volume of sales listings is also down in other key markets in Queensland including the Gold Coast and the Sunshine Coast, where total property listings are the lowest in more than a decade with strong price growth already under way.

There are a number of possible reasons for the low volume of listings for sale, with the better-than-expected economic conditions likely one of the main ones. Similarly, homeowners are enjoying the lowest interest rates on record, which is no doubt helping them to manage their mortgage repayments. Investors are seeing strengthening rents which, when coupled with historically low interest rates, is assisting them with cash flow and yields. Both of these scenarios mean that the usual flow of people who may need to sell has been curtailed somewhat.

The inflows of people migrating to Queensland is also having an impact on supply levels, with many buying before they have even arrived in their new home towns. That said, an interesting insight from the most recent interstate migration figures shows something else happening – or not happening as it seems.

Queensland has long had strong interstate migration because of our superior climate as well as affordable property prices. According to the Australian Bureau of Statistics (ABS) provisional regional internal migration estimates, Queensland gained the most people from net interstate migration over the September 2020 quarter of anywhere in the nation. There was a net gain of 7,200 people from internal migration in the September 2020 quarter, compared with 6,800 in the previous quarter and 5,500 in the September 2019 quarter, according to the ABS. In fact, the net gain for the 2020 quarter was the largest since the December 2017 quarter, up 7,700.



However, an interesting statistic in the data set was also the reduction in the number of departures from Queensland to other parts of the country, which decreased from 17,400 to 15,100. So, with fewer people leaving Queensland but more people arriving, it becomes quite simple to understand why stock on market can’t keep up with demand.

The volume of people who may have usually left the Sunshine State for, say, Sydney and Melbourne have fallen, which correspondingly means the properties that they own or rent are not put on the market for sale or lease. Of course, no one has a crystal ball, but all indicators seem to point to strong market conditions over the short- to medium-term, with a low supply of listings set to be a key factor for some time yet.



Buying or selling?

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Exciting new art from J Valenzuela Didi

CONTRIBUTED BY LETHBRIDGE GALLERY

Brisbane artist J Valenzuela Didi draws on the emergence of patterns and geometric shapes to explore common scenes and signposts of modern life. In his paintings, familiar urban landscapes become haunting and alien reminders of the beauty and character of the present day.

J Valenzuela's new exhibition *Diagrams of the Human Condition* is a diagrammatic representation of the celebration of life, with all its highs and lows, and its great mysteries. Didi explains, "I started by delving into the core of my artistic process. From my earliest memories I have been obsessed with blueprints and diagrams. As a child I would draw plans for various non-existent projects. I've come to realise that my artworks, in all their various themes, are an extension of this obsession".

Each work is a documentation of existence, encapsulated in landscapes that observe the vastness of space and time, figures lost within sublime moments, and geometric arrangements that serve as silent mantras. "These are all attempts at creating maps of the intangible. Charting the soul with diagrams of the human condition" reveals Didi.

Didi has been a finalist and prize-winner in several prestigious art prizes including the Archibald Salon Salon des Refusés, the Gold Coast Art Prize, Black Swan Prize for Portraiture, Sunshine Coast Art Prize, Redland Art Awards, Border Art Prize and the Publishers Cup Prize.

Diagrams of the Human Condition is showing at **Lethbridge Gallery Paddington from 12-30 March 2021**. All works can be viewed at www.lethbridgegallery.com



A pilgrim's path



New year's eve



Nothing has to be true



The edge of time



What makes for a great community – Wynnum in focus

BY MICHAEL JULLYAN

It's great to see the streets of Wynnum CBD coming alive; you can feel the buzz when you walk around the streets. If you haven't been to the Wynnum CBD for a while, make your way down – the upcoming Wynnum Up Late is always a good option for a night out.

To help Wynnum continue to thrive, there is a new group of local business owners and residents working together to promote and improve the Wynnum CBD, and anyone is welcome to come on board and get involved. The group is called Wynnum Commerce Incorporated (WCI).

This newly formed non-profit group guiding Wynnum Central's redevelopment has created a number of committees to deliver cultural events, revitalisation, and place-making initiatives to create a vibrant community and improve the Wynnum Central CBD.

A major goal is to enhance the retail and tourism offerings in the area.

There are a number of committees you can join, with each committee focusing on specific areas.

The Wynnum Story Committee is developing the "things to do" content, historical and social story, updating what is happening in the area people might not know about, and working towards expressing Wynnum's unique identity to capture the essence of 'who we are' via a digital platform.

The Laneways and Walking Trails Committee is developing a map of retail stores, cafes, homewares stores, laneways, and retro/vintage trails to be provided electronically to locals and visitors. This dovetails into the development of between four and five laneway themes similar to Redcliffe's Bee Gee's walk.



The Connectivity Committee is preparing initiatives to link Wynnum Central Railway Station to the Wynnum Central retail precinct, and the esplanade's parklands. It is envisaged that this will be achieved by upgrading signage and (hopefully) the introduction of a weekend service of a solar-powered 14-person shuttle buggy, complete with

local guide information on-board. This would eventually shuttle people between Bay Terrace and the waterfront.

The Lighting Committee continues to work on the expansion of tree lighting and festoon lighting above the footpaths.

The Events Committee is looking at seasonal events that could be held in and around the wading pool and in laneways.

The Merchandising Committee is preparing Wynnum-branded products for visitors and locals to purchase.

To get involved contact WCI at <https://www.facebook.com/groups/WCICommittee/>

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Thinktank's award-winning team has been doing domestic new-build and renovation designs for over 30 years, and is always at the leading edge of emerging trends.

"We are well known for our ability to translate historical styles to suit modern living," said Mr Jullyan, who spent five years as a builder of luxury homes gaining invaluable insights and experience before starting the practice.

Further international study and 20 years of resort sector work have influenced Mr Jullyan's direction for Thinktank, as seen in the firm's lifestyle-inspired designs which translate into practical, buildable and beautiful architectural solutions.

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