



REAL ESTATE

NEWS & VIEWS

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10 MAR - 7 APR



DREAM VIEWS
PAGE 13

Brisbane Boutique Property
"ALL HOMES BRIGHT AND BEAUTIFUL, ALL PLACES GREAT AND SMALL"

ART NEWS

PAGE 8

**KITCHEN
RENOVATION TIPS**

PAGE 11

**PROPERTY OF
THE MONTH**

PAGE 13

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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 that showcases the Eastside's best homes. It has been designed to present your property in the best way possible to reach potential buyers. It's currently delivered to 38,000 homes from Carindale to Kangaroo Point and everything in between, with an additional 2,000 copies distributed to local businesses.

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

Contact 0421 786 302 for more information.



HOME DISTRIBUTION BREAKDOWN

SUBURB	DISTRIBUTION	SUBURB	DISTRIBUTION
BALMORAL	1,217	GREENSLOPES	2,915
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CAMP HILL	3,735	KANGAROO POINT	1,962
CANNON HILL	565	MORNINGSIDE	3,309
CARINA	4,195	NEW FARM	1,520
CARINA HEIGHTS	2,424	NORMAN PARK	1,680
CARINDALE	3,557	SEVEN HILLS	560
COORPAROO	5,060	WOOLLOONGABBA	1,060
EAST BRISBANE	2,001	GRAND TOTAL	38,547

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

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By appointment

AGENTS

James Curtain 0404 056 564

Chris Dixon 0411 225 663

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The James
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SOLD

COORPAROO
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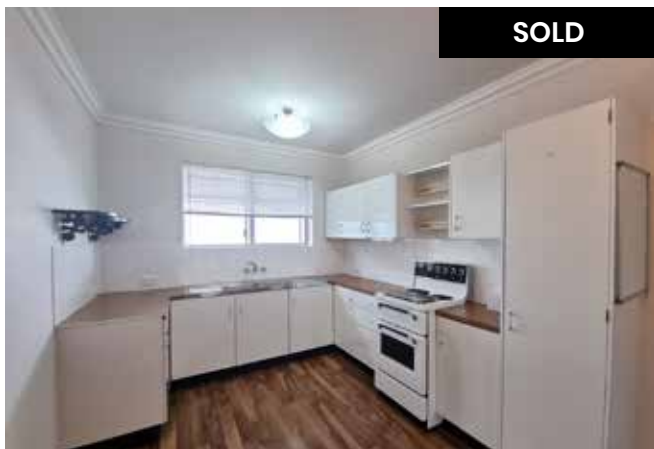
SOLD

COORPAROO
2/35 York Street
\$324,000



SOLD

HOLLAND PARK
289 Nursery Road
\$595,000



SOLD

COORPAROO
6/23 Haig Street
\$335,000



SOLD

COORPAROO
2/65 Jellicoe Street
\$280,000



SOLD

COORPAROO
2/27 Joffre Street
\$304,000



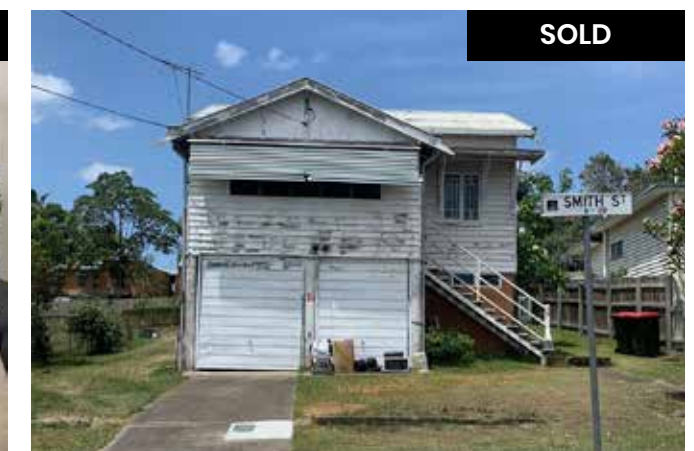
SOLD

COORPAROO
86 Halstead Street
\$1,220,000



SOLD

CARINA HEIGHTS
6/1180 Creek Road
\$412,000



SOLD

HOLLAND PARK
16 Smith Street
\$830,000

2020 was a challenging year..

..but the real estate market is BOOMING!

There is an influx of interstate buyers hitting Brisbane with borders re-opening as well as first home buyers, downsizers and empty nesters there is now more competition than ever. If you have been thinking of selling now is the perfect time to contact us for an obligation free market appraisal.

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Market Update from the Eastside Team

The market is hot right now!

With an influx of interstate buyers hitting Brisbane with borders re-opening there is now more competition than ever.

If you've ever considered selling? This may be your best opportunity to do so.

Did you know we may not even need to put your property on the market? but still get a wonderful result!

For more information and an obligation free appraisal please reach out and introduce yourself. We're looking forward to hearing from you.

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The ins and outs of starting your renovation or new house build

BY WARREN JONES, INNOVATIVE DESIGN AND BUILD GROUP

Starting your building project takes a lot of time and energy, and there's always an element of "have I chosen the right materials?" for the look that you are trying to achieve. Once you have nailed down the overall look and feel of your project, you need to consider the cost element. Have you designed something that is potentially out of your budget?

This is where choosing a great team to take you through the process is invaluable.

At Innovative Design and Build Group, we believe in having a clear idea of what the client wants from the outset. It may be something as simple as identifying a layout that you find appealing, or even elements of a plan you'd like to incorporate into your building design. Pictures or even a selection of materials gives us (the designers) a better idea of what you envisage your finished build to look like.

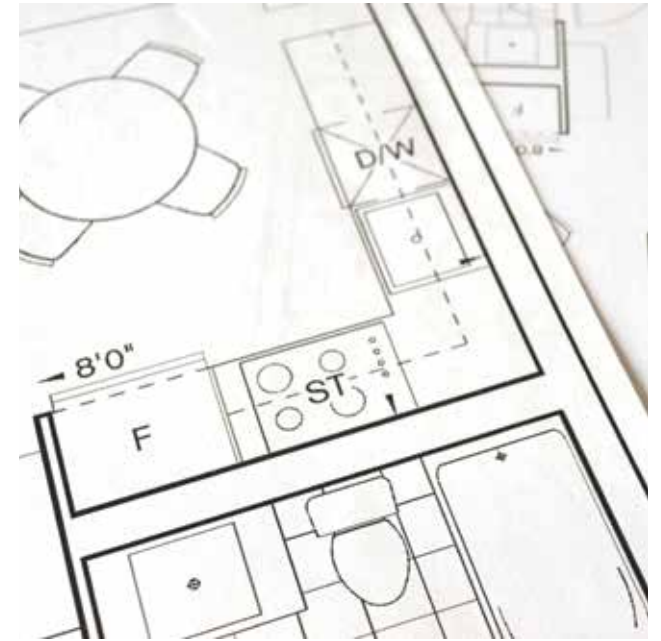
Having a budget in mind is always helpful. Providing your builder with a budget prior to the design stage ensures that we can all work together to achieve your goal within your budget. If situations arise where your budget will be blown out, we can definitely give advice on how to best keep within your budget while still delivering an amazing end result for you as the client. With a clear idea of your

budget we can help you achieve those high-end finishes within your price range.

The next step is to start the drafting and design process. This is where the magic happens, and you will start to see the build or renovation really come to life. Innovative Design and Build has established relationships and works alongside some amazing Town Planners, Certifiers and Engineers to ensure that your project will be completed to the highest standard, without any tricky surprises along the way.

Once materials, fixtures and fittings are selected we will then get to the final costings. From there, we find there are very few variables on the final quote. While making these final decisions for your house can be overwhelming at times, have no fear – we work alongside some of the best interior and exterior design experts that will work alongside us to really bring your vision to life. This ensures your colour scheme, fittings and overall vibe of your project flows seamlessly from room to room.

With all this ticked off and the quote approved, we are ready to hit the ground running and get started on bringing your dreams to reality.



For more information or to obtain a quote please contact the team at Innovative Design and Build Group today.



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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



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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 Eastside, 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.



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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.



COMMUNITY CORNER

Profile: Precinct Coorparoo

BY PELHAM MARSH, BRISBANE BOUTIQUE PROPERTY

Coorparoo has really come to life over the last five years. Our community spirit was lifted to new heights with the completion of the landmark Coorparoo Square, offering a selection of divine eateries, health and wellbeing boutiques, hairdressers, the Dendy cinemas, and the popular Beyond the Pale Lounge Bar.

Surrounding our new local hub is a plethora of small businesses, all offering their own unique services and products, from great places to eat, caring medical services, delicious take-away venues, to banking, alongside all three major grocery shopping outlets.

Coorparoo is home to a diverse range beautiful homes, from new-build masterpieces to heritage beauties, sitting in some of Brisbane's prettiest tree-lined streets, housing some of Brisbane's most lovable and friendly people!

Located only 5km from Brisbane City, our Coorparoo community is serviced by the train and express buses for convenient trips to the CBD.

Our local streets are quiet, we have top quality schools, and our small business people are well mannered and kind. Any way you look at Coorparoo, it really is one of the best places in Brisbane to live (not that I'm biased), and certainly one of the best areas for property investment.



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3 2 2

17th Floor Sub Penthouse

The first time offered since built, this luxurious sub-penthouse on the 17th Floor represents a remarkable opportunity to secure a rare property.

This beautiful property sits a floor beneath the penthouse, and would be a brilliant stress-free investment, or perfect for the downsizer looking for a simpler yet spacious maintenance-free lifestyle.

The residents of this magnificent complex enjoy the luxe facilities you would expect to find in such a prestigious building.

Take a swim in either the 25-metre lap pool or the leisure pool. Spend a lazy day on the sundeck, and BBQ with your friends, play a game of tennis, or enjoy the well-equipped gym – the facilities on site are outstanding.

The sub-penthouse boasts an airy, light-filled living room, three bedrooms, two bathrooms and two car parks. And did we mention the views? The property is surrounded by breathtaking 280-degree views, from The Great Dividing Range across to Brisbane City and around to the Gateway Bridge and Moreton Bay.

And when you're ready to leave your sanctuary, you've got everything you need on your doorstep, including a myriad of restaurants and bars, an on-site Aldi, and the exclusive Dendy Cinemas and bar.

This is bound to be a very sought after home and a rare lifestyle opportunity that offers more than just somewhere nice to live.

Best offers on or before March 28th will be seriously considered.

CONTACT

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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.

Planning Box is a financial planning firm located in Murarrie, with the expertise to formulate a plan that suits your needs and assists in meeting your pre- and post-retirement goals.

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Woolloongabba – Around the Place

FROM PLACE, WOOLLOONGABBA



Whether you're familiar with its hallowed cricket ground or its boutique-lined Logan Road precinct, Woolloongabba always has something new to discover. Positioned at the heart of it all is Place Woolloongabba, a team of passionate real estate experts who truly love all things 'Gabba. They'll tell you not to be fooled by this suburb's weather-worn heritage buildings; in this city-fringing cosmopolitan hub, there are so many new gems to unearth.

A gateway to Brisbane's CBD and the nearby suburbs of East Brisbane and Kangaroo Point, Woolloongabba offers the perfect mix of family-friendly parklands, vibrant nightlife and sophisticated cultural attractions.

Easily its most recognisable icon, the cherished Gabba promises an unforgettable experience. This March, watch the Brisbane Lions kick off the 2021 AFL season before toasting the occasion at the recently opened Easy Times Brewing. A go-to for classic American barbecue paired with refreshing craft brews, this festoon-lit den guarantees good vibes and a full belly.

Also serving up irresistible casual eats is the popular Pawpaw Café, Superfly Pizza, The Thai Rose and Electric Avenue. For something a little more refined, book a table at the renowned 1889 Enoteca or Detour. Craving coffee? Add The Bakers Arms and Brown Dog Café to your must-visit list, or discover the quirky Pincadia, or Can You Keep a Secret to enjoy excellent drinks and a retro atmosphere.

It's not just amazing food on the menu here. Spend a day boutique-hopping in Logan Road – don't miss the aptly named Absolutely Fabulous or Addley Clark Fine Wines. Or, if you're

wanting to get hands-on, take part in a craft workshop at Reverse Garbage, or create your own bespoke treat at 31 Degrees Custom Chocolate.

With the soon-to-be-constructed Cross River Rail project opening a station in Woolloongabba in the near future, getting to this extraordinary enclave will be all easier... and enticing. Seeking ideas? Visit Place Woolloongabba and let the adventure begin.





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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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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"We have always had a 'team within the team' delivering residential housing work," explained Director Michael Jullyan.

"We love the passion of doing housing; it's the most individual

and expressive form of architecture, and our relationship with the client and realising their dream together are some of the best and most exciting experiences we have as architects."

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.

Working hard to get the most out of the land and the budget - while listening to the owner's needs and tastes - is paramount to Thinktank's successful delivery of unique and inspiring architecture which reflects and enhances every client's vision.

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Builders don't just build houses

BY GREG SECOMB OF SECOMB BUILDERS + PLUMBERS

How can a builder help a homeowner? Someone needs to be in charge of a project, and even small bathroom renovations are complex.

The builder is the principal contractor who manages the homeowner's construction works. This is done by directing various suppliers of materials and services (sub-trades or "subbies" like carpenters, plumbers, tilers) to deliver a finished product that may be a new building, a kitchen or bathroom renovation, or an extension.

The builder starts as an apprentice. Over the years, through study and experience, the builder acquires more and more knowledge about other sub-trades, production techniques, contracts, building design and approvals, and job costing. Most importantly, a good builder learns how to give clients what they want. Single trade specialists like plumbers don't do this; they want a straightforward plan, a pile of pipe to cut up on site, a can of glue, a radio and fine weather!

The builder is like a sea captain, in charge of a construction project instead of a ship. Sea captains know about the sea, ships, about crew and passengers, and know where they are going and how to get there. The builder is similar in this regard – they are the ship's master on a renovation voyage.

Let's consider a bathroom renovation.

The process begins with "the plan" and an agreement is drafted. The plan is an amalgam between the client and builder, designed to address the issues of reality/conflicting constraints, including practicality, building regulations, client's wishes, budget, fashion trends, physical size and potential of an existing property.

The builder spells out the plan in an offer letter. A contract between the builder and client is formed and a payment schedule agreed upon. The builder executes "the plan" within the time frame specified.

For a bathroom renovation, the builder then schedules six or more different sub-trades (carpenter, plasterer, electrician, water-proofer, tiler, painter) plus half a dozen different suppliers (which may include timber, plasterboard, tiles, plumbing supplies, lighting, windows, rubbish removal) and coordinates all those moving people and materials, in accordance with the plan, to complete a single bathroom. The work is then guaranteed for seven years!

How you can pick the right builder for your renovation voyage? Testimonials and referrals are THE universal hard-earned currency of successful renovation builders.



For more information about Secomb Builders + Plumbers, visit www.secomb.com.au

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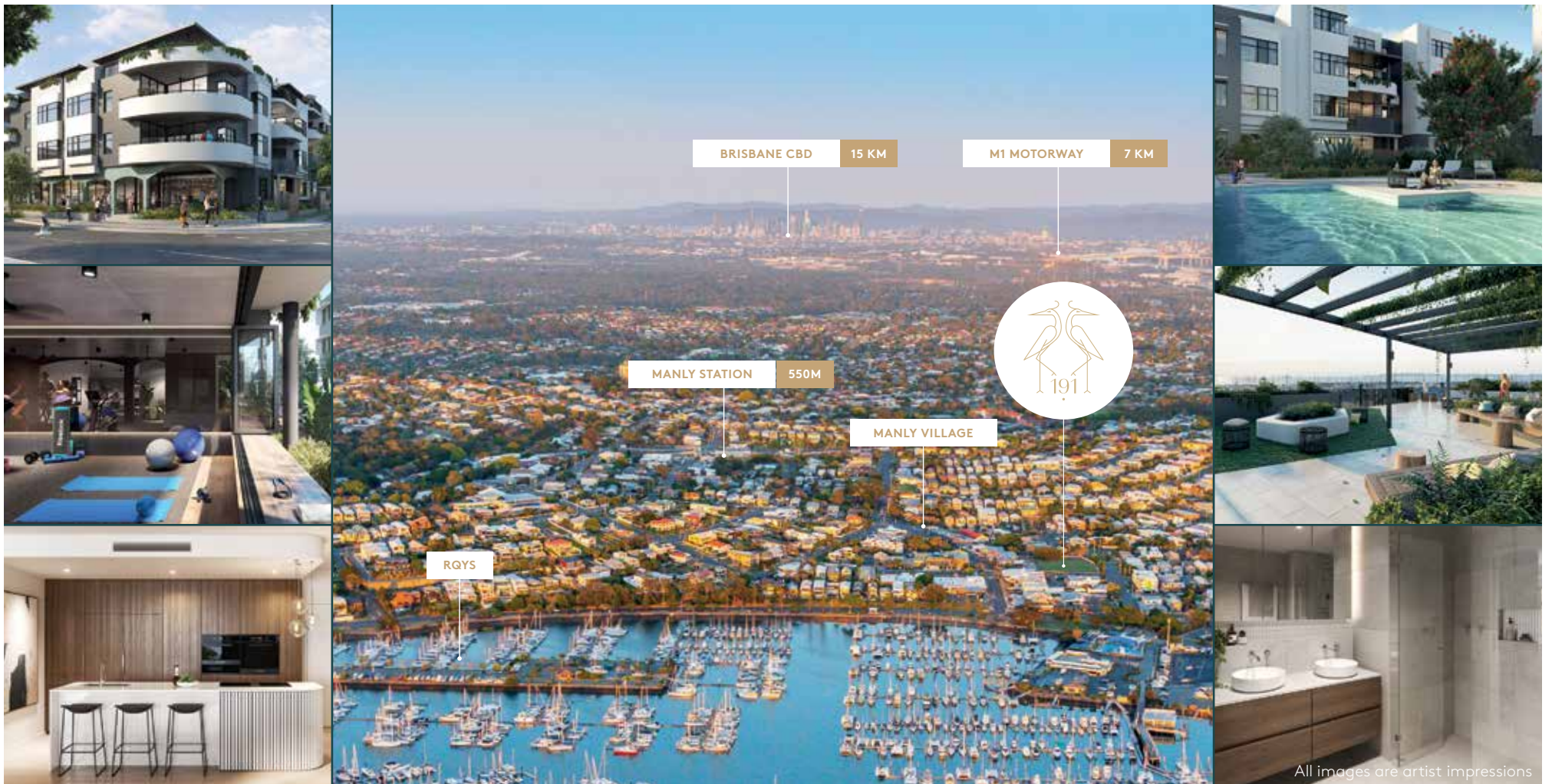


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