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MAY 2021



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PROPERTY OF THE MONTH
PAGE 3

ART NEWS
PAGE 8

REIQ MARKET UPDATE
PAGE 14

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Inside this issue

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

Page 4 What sets over-50s lifestyle resorts apart?

Page 8 Alexandra Matthews' Home by Nightfall

Page 9 New smoke alarm legislation needs your attention

Page 11 All about stone

Page 12 Flavour of the month: Coorparoo dining

Page 14 Extremely low vacancy rates endure

Page 15 Around the place

Page 17 How to care for your carpets

Page 18 Get the garden shovels ready

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.

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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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What sets over-50s lifestyle resorts apart?

BY LORNA SWINSTEAD, GEMLIFE

Over-50s lifestyle resorts like GemLife Palmwoods in the Sunshine Coast hinterland bring new meaning to downsizing and are not only for retirees, according to GemLife CEO Adrian Puljich.

In essence, they celebrate an exciting new chapter for people over 50 who are keen to step away from the daily chores and maintenance of owning a larger home in the suburbs or on acreage in the country, and want instead to step out and enjoy the things they are most passionate about such as travel, sports and fitness, leisure, or the arts.

The concept has become so appealing that multiple generations of families are now moving in, keen to experience all the resorts have to offer as a close-knit family unit.

GemLife Palmwoods, surrounded by the scenic Blackall Range and natural bushland, incorporates many of the attributes most attractive to the over-50s demographic.

Premium country club and facilities

The resort has facilities to suit everyone ranging from a fully equipped gymnasium and heated indoor pool and spa to a luxury cinema, hair and beauty salon. There is also a ten-pin bowling alley, floodlit tennis court, creative arts studio, library, music room and so much more.

Well-designed homes with quality inclusions

Home is where the heart is and GemLife offers a wide choice of designs and colour-schemes, with luxurious standard inclusions and a six-star energy rating.

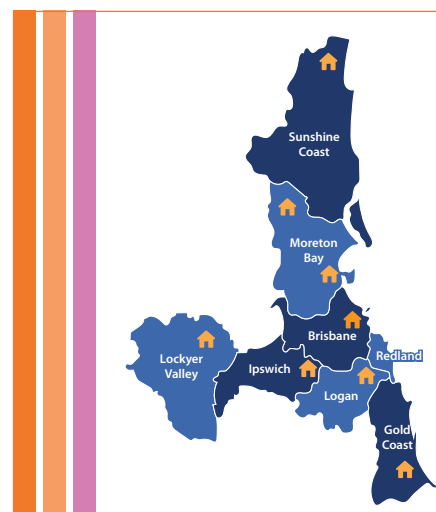
Security

The gated resort offers a safe environment with a multitude of security systems in place for peace of mind.

No entry or exit fees

GemLife's over-50s lifestyle resorts operate differently to retirement villages with residents buying their home and paying a weekly site fee to lease the land. If they later sell, any capital gains are theirs, and there are no stamp duty fees or entry or exit fees.

For more information, call 1300 931188 or visit www.gemlife.com.au.



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Winter is coming – it’s time to get cosy!

FROM BRISBANE FIREPLACES

With colder weather on the way, and this year looking like it will be similar to last with families spending more time at home, outdoor entertaining at home is becoming far more popular.

When it comes to keeping cosy this winter, firepits are an obvious first option for many families. There are few better ways to spend quality time together than sitting around a fire with a glass of wine, watching kids perfecting the art of how they like their marshmallows toasted.

The downside of a wood firepit is the inability to control where the smoke goes, leaving the success or comfort of your night largely up to mother nature and which way the wind is blowing, but there are other options.

For those who don't want to carry wood, light a fire or deal with smoke, there are now great alternatives available that burn gas or biofuel taking all of the work away and leaving just enjoyment.

Biofuel (ethanol is its official name) is a totally renewable resource produced in Australia from sugarcane and offers a long list of benefits. It produces very little carbon-monoxide, so it is safe for indoor and outdoor use, does not require gas lines or bottles and can be

ready to use in a moment's notice.

Gas, specifically LPG and natural gas, are both also great options, however it is much harder to contain a gas bottle in your firepit design, and having a gas line plumbed into your yard is really only an option with lots of prior planning when you landscape your outdoor space.

For those who want to take their backyard time to the next level, it's hard to beat the flavour that wood-fired cooking adds to food. A pizza oven – and we should really call this a wood-fired oven – can be used for cooking a range of foods, from pizza and breads, to steaks, casseroles and desserts.

An outdoor fireplaces is a fantastic options, available in a range of shapes and sizes to suit your home. Fuel options include wood, gas and biofuel. Some gas and all biofuel options don't require a flue or chimney system, opening up a range of construction options.

There is also plenty of options for fireplaces that can also be used for cooking and heating, giving you the best of both worlds.

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Alexandra Matthews' Home by Nightfall

FROM LETHBRIDGE GALLERY

Alexandra Matthews' paintings juxtapose urban landscape within boundaries both limited and expanded by light. Each work is its own entity but comprise multiple constituent compositions with light, natural and artificial, the defining and amalgamating theme.



Daytime sees the sun dominating light and shadow, with the verandahs, awnings and landscapes of Queensland architecture responding and protecting. But at night streetlights and light switches take control. Fragmented and shaped by electricity, incongruously, nightfall can expose things lost or rendered inconspicuous in daylight. Our suburbs lately have seemed more muted while we have sheltered in our homes, but glowing windows, street lights and the neon aura of the CBD push back the dark and add their magic, revealing things uniquely and distinctively.

Having moved into her Red Hill 'Renovator's Delight' 37 years ago, Alexandra deciphers the language of early Queensland architecture. Painted in a hybrid of illustrative and realism, the detail is achieved through revisiting a view multiple times on neighbourhood walks.

Having won the People's Choice Award for the Clayton Utz Award 2019 and with being shortlisted as a finalist in numerous art prizes, Alexandra Matthews' urban landscapes capture and interpret Queensland's iconic architectural heritage and lifestyle.

'Home By Nightfall' is showing at Lethbridge Gallery Paddington from 14-25 May 2021. All works can viewed at www.lethbridgegallery.com



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New smoke alarm legislation needs your attention

BY TAMMY VITALE, VITALE PROPERTY

Principals and Property Managers know that new legislation for smoke alarms is looming, which means it's time to think about compliance and take action now.

From 1st January 2022 all homes or units being sold or leased (or those with existing leases renewed), will require hardwired photoelectric, interconnected smoke alarms. Non-removable 10-year battery smoke alarms can also be installed.

Smoke alarms in the dwelling must:

- be photoelectric (AS3786-2014);
- not also contain an ionisation sensor;
- be hardwired to the mains power supply, if currently hardwired. Otherwise, smoke alarms can be either hardwired or powered by a non-removable 10-year battery or a combination of both;
- be interconnected with every other smoke alarm in the dwelling so all activate together.

For existing homeowners, the new smoke alarm legislation comes into effect from 1 January 2027. This means all existing private

homes, townhouses and units will require photoelectric interconnected smoke alarms. These must be hardwired (e.g. 240v) or non-removable 10-year battery powered type alarm.

As a Principal and Property Manager of Vitale & Co Property Management Services situated in the Manly Harbour Village, we have been working over the last year or so to get all properties ready and compliant for the new legislation, which has (and is still) a large job.

It reminds me of the time when the legislation for blind cords compliance came into effect and there was this made rush to get properties compliant.

I am hoping everyone in our industry understands the importance and implications if this is not adhered to.

My recommendation is if you are a current landlord, private owner, or are dealing with an agency you need to ask the question: have I done this? Or is this being looked at and actioned for my property?



Trevor Tippett

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All about stone

BY AMELIA SKIN, INTERIOR DESIGNER, SEMPER INTERIORS

When renovating your home there are a lot of decisions to be made about materials, products, and layout. One question asked by a lot of clients is whether they should use natural or engineered stone. There are pros and cons for both materials, and often the choice is very personal, based on the client's lifestyle, needs, and budget. Below are a couple of the main pros and cons to consider when deciding on stone for your home.



Natural stone (marble, limestone travertine, dolomite)

Pro: Natural stone has unique patterning and colour that is almost impossible to replicate in manufacturing.

Con: Most natural stone requires a lot of maintenance and can be stained and damaged more easily than its engineered counterpart.

Pro: Natural stone can be easily upcycled/recycled into brand new products and materials.

Con: The marble mining process can be incredibly harsh on the environment, also, it is a finite resource so preservation needs to be considered.

Engineered stone

Pro: There is no maintenance required for engineered stone outside of everyday cleaning.

Con: The patterning in the stone will have repeats and often there is less variation in colours and patterns.

Pro: Engineered stone generally is much more affordable than natural stone.

Con: Some engineered stones have been known to extract silica dust when stonemasons cut and work the slabs, so without the proper equipment it can cause a range of lung issues.

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COORPAROO CORNER

Flavour of the month: Coorparoo dining

BY PELHAM MARSH, BRISBANE BOUTIQUE PROPERTY

With the launch of our community's new Real Estate News & Views, a free publication with a circulation close to 40,000 copies, I have embraced the opportunity to promote our local community. I have been truly humbled by the response and feedback to date and wish to proudly shout from the hilltops what our beloved community has to offer.

Each month I will feature one of our local eateries and interview the owners/managers to give our readers an insight into what's on the menu. It's designed to highlight the spirit our locals perpetuate, build relationships and promote the delicious offerings our restaurateurs are so good at serving.

This month I'm interviewing Mark and Aiden from **Beyond the Pale**.

Restaurant: Beyond the Pale.

Venue location: Coorparoo Square.

Owners: Mark and Aiden.

What is your most popular Dish?

Fish tacos.

What is your favourite dish? Eye fillet!

What is your most traditional dish?

Our 'Beyond the Pale' burger.

What is the cheapest dish?

Chicken burger.

What is your most expensive menu item? Eye fillet.

What is your restaurant's best attribute?

We are friendly, with a great atmosphere. Be sure to check out our Happy Hour Steak Special on Thursdays between 3pm and 6pm.

Licensed or BYO? Fully licensed with a very wide selection of beers on tap, wines, spirits and cocktails.

Who's your favourite Real Estate Agent (it's ok to be biased)? Pelham Marsh, Brisbane Boutique Property. (Oh really! Me again, I must be a nice guy!)



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26 AND 30 LAUDER ST, MOUNT GRAVATT EAST – Sold for a Record price for a development site in this area. We stand by our word and never compromise! Call or text for the price.



8 CLARANCE ST, WAKERLEY – Sold after 7 days for a Street record price. Call or text for the price

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Extremely low vacancy rates endure

BY ANTONIA MERCORELLA – CEO, REAL ESTATE INSTITUTE OF QUEENSLAND

The first quarter results for 2021 state rental vacancies are in, with the latest data revealing 78.9% of Queensland’s rental markets remained static or experienced tighter strains on the number of rentals available. It’s a similar narrative for national vacancy rates, with empty rental listings remaining low across Australia.

According to the current vacancy report, released by the Real Estate Institute of Queensland (REIQ), 70.2% of the state’s rental vacancies remain under 1.0%, with the biggest pinch recorded in Brisbane’s inner city, with rates dropping 0.5% over the quarter.

Record-low interest rates, government support and stimulus measures, and the pandemic-driven stampede we’ve witnessed migrating beyond our southern borders have sent Brisbane’s private rental market into uncharted territory, pushing vacancy rates down to their lowest levels since October 2012. In fact, our capital has seen rental markets across the entire metropolitan tighten quarter-on-quarter for the last four consecutive reporting periods, from Brisbane’s CBD out to the city’s outer rim.

In the last 12 months, rental vacancies dropped 1.1% across the Brisbane LGA while Greater Brisbane saw the market tighten by 0.9%. Further analysis of the numbers show Brisbane’s CBD achieved an incredible 4% comeback in rental demand over the last 12 months, the inner city (0-5km) experienced a 1.3% increase and the mid-city region (5-20km) saw a 1.0% rise while the outer city areas recorded a further 0.8%, almost halving what’s already an extremely tight market (0.9%).

Looking across the Eastside suburban spread it shows improvements across all markets, with all areas above the 1.0 per cent threshold for the first time in almost a year – Balmoral (1.3%), Bulimba (1.3%), Camp Hill (1.0%), Cannon Hill (1.1%), Carina (1.0%), Carina Heights (1.1%), Carindale (1.1%), Coorparoo (0.9%), East Brisbane (2.1%), Greenslopes (1.8%), Hawthorne (1.3%), Kangaroo Point (2.1%), Morningside (1.1%), New Farm (1.5%), Norman Park (1.1%), Seven Hills (1.0%) and Woolloongabba (3.4%).

Beyond Brisbane, where we’re seeing the most pronounced rental demand levels far outstrip available vacancies is across regional Queensland, with the tightest vacancies currently to be found in the Fraser Coast’s Maryborough (0.2%) followed by the Southern Downs (0.3%) and Bundaberg regions (0.5%), while a rate of 0.4% has been recorded across Gympie, Rockhampton and Sunshine Coast. Meanwhile, the Gold Coast has tightened a further 0.3% to reach a record low of 0.6% in last 15 years of data records.

While the popular Surfers Paradise precinct remains at 0.8% over the quarter, other areas are unprecedentedly tight with the Gold Coast’s northern suburbs recording a median of 0.7% (Biggera Waters 0.5%, Coomera 0.6%, Hope Island 0.5% and Pimpama 0.6%); southern suburbs a median of 0.4% (Burleigh Heads 0.4%, Currumbin 0.4%, Palm Beach 0.5% and Tugun 0.3%); and, western suburbs a median of 0.5% (Ashmore 0.5%, Nerang 0.4%, Oxenford 0.1% and Parkwood 0.5%).

With no support measures announced for the established housing sector in last year’s State Budget, the REIQ believes the Palaszczuk Government must take immediate action to resolve our current rental crisis. The rental sector plays a critical role in Queensland’s housing system and the role and size of our investor market has never been so important. The State Government say they want to help households transition from community housing to housing in the private rental market. Given that, more needs to be done to better support both increased and ongoing property investor activity in the Queensland property market and the contributions they make to the State economy.

The REIQ further supports measures that seek to amend the First Home Owner Grant to reinstate the grant for existing homes. In its current form the grant offers eligible recipients \$15,000 towards buying or building a new home – covering new houses, units and townhouses as well as off-the-plan or build yourself options. It currently excludes existing housing.

When it comes to new builds, it’s important to understand that the cost of new construction has increased by a staggering 220.3% between 1995-2018 while established housing has risen on average 113.95%, almost half for the same period, with annual price inflation ranging from 4.5% in the early 1990s through to 2.5% the last decade. With CPI over that same period growing by 69.9% and mean gross household income increasing by 64.7%, it points to a potential housing affordability issue for many first home buyers across regional parts of Queensland in particular.

Moving from renting to owning a house is one of the greatest leaps Australians will make in their lives. With current historic low interest rates meaning lower repayments, we’re starting to see cases where mortgage repayments are in fact lower than rent levels. So, by allowing first home buyers to access property beyond new construction and extend their support to purchase existing housing (to the same current value of less than \$750,000), it will expose them to more affordable price points and help more Queenslanders transition from renting to home ownership. This in turn will help reduce pressure on the rental market while stimulating economic activity through the introduction of increased numbers to the broader property market. And this will ultimately lead to increased real estate transactions which means increased taxation for the State.



Place.



+ **Michael Garcia.**

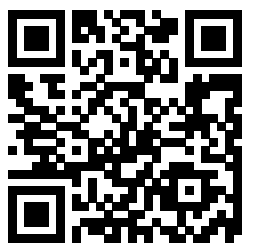
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Around the place

FROM PLACE WOOLLOONGABBA



You may know Woolloongabba for its acclaimed restaurants and sporting icons, but there's a seemingly endless list of things to see and do here. Set in the precinct's heart, Place Woolloongabba are a friendly team of real estate professionals who love to enjoy it all. Looking for inspiration? Add these ideas to your must-do list...

Synonymous with the suburb, The Brisbane Cricket Ground (aka 'The Gabba') is kicking new goals and impressing culture- and sport-lovers alike with its exciting GG offering. Inviting you to watch the Brisbane Lions in sheer luxury, the VIP experience includes a live DJ, Instagrammable cocktails and almost-too-pretty-to-eat bites. Add to the mix sophisticated décor and 360-degree views of the game and you've got a fantastic day at the footy.

If you're seeking something a little more relaxed, book yourselves a pamper session at Cenote Casa Bathhouse. Hidden amongst Stanley Street's boutiques and office spaces, this modern oasis is Brisbane's first outdoor bathhouse. Boasting a cedar wood sauna, a magnesium plunge pool and a heated hydrotherapy spa, Cenote also features a steam room infused with essential oils, plus a garden-fringed sun deck – yes, please!

Just a street away, 31 Degrees Custom Chocolates offers an equally sweet experience. Loved for their quality treats, the chocolaterie runs unmissable workshops that allow you to create your own bespoke chocolate bar. Or, be left mesmerised by a candlelit concert at The Lussh nearby. Hosting incredible performances produced by events group FeverUp, this beautiful venue promises an unforgettable evening filled with music and romance.

Want more? Hunt for quirky gifts and homewares at local favourite Absolutely Fabulous or take part in one of Artfolk's craft sessions at the Woolloongabba Substation. There's just so much to see and do – talk to the team at Place Woolloongabba to get started!





How to care for your carpets

CONTRIBUTED BY CARPETS BY DESIGN

Carpet can be one of the easiest types of flooring to care for and keep clean. Follow these few simple steps to ensure you get the best out of your new carpet!

- **Vacuuming** – with regular vacuuming you will prolong the life and beauty of your carpet.
- **Spot and spill removal** – be prepared for the unavoidable. Different spills require different cleaning methods e.g. water-based substances will require different cleaning methods to an oil-based substance.
- **Overall cleaning** – get regular care with professional cleaning systems every 12 months.

The benefits of regularly cleaning and maintaining carpet

No carpet is absolutely stain-proof; you must ensure that you get your carpets maintained and cleaned on a regular basis. Without regular cleaning, carpets will lose their 'new carpet' feel and will no longer show the soft look that you expect. That's why it's necessary to remember the importance of regularly maintaining your carpets.

Let's look at the benefits of regularly maintaining and servicing your carpets.

Keeping that 'new carpet' feel

Most carpets tend to lose that 'new' feel over time. Once the carpets are used for an extended period – depending on the amount of foot traffic – they tend to lose their softness, and become compressed and dusty. To maintain the new carpet feel, it's necessary to get your carpets cleaned regularly. You should get in touch with professional cleaners for the job, as they use the best cleaning agents to make sure that spills and other dust marks that settle on top of carpets over the period of time are duly tackled.

Better lifetime

Believe it or not, the cleaning and maintenance that goes into a carpet plays a major part in determining its life span. If you want your carpet to remain tidy and sturdy for a longer period, it is necessary to regularly look after it. Make sure you buy cleaning agents that are approved and don't damage the structural integrity of your carpets.

Aesthetics

Regular cleaning can maintain the beauty of your carpet, keeping it as fresh as they day you installed it. Professionally cleaned carpets will maintain their pristine freshness, and your floor will look great.

Stain resistant treatments

Some carpets have stain resistant treatments that improve your ability to clean spills and stains, but all carpets require regular care and maintenance.

For more information call Carpets by Design on 3823 5393



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Deal direct with builders supplier and **SAVE** innovative style and superior service with over 25 years servicing Brisbane. Call us today and **SAVE**.

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Carpets By Design



Get the garden shovels ready

BY JILLIAN COOMB, SEARLES GARDENING

Get out the shovels! Now is the time to get into the garden and do all the tasks that you have been putting off during Brisbane's hot summer days. Autumn and winter are the best times to introduce new plants to your garden in Brisbane. It's the perfect time for planting fruit trees and roses, with many nurseries featuring the latest varieties and old favourites. Planting now gives these plants time to adapt to a new position, without suffering from the heat of summer.

For transplanting plants, these are the ideal months, as the plants are not in an active growing period. Losing a little root matter is not as drastic as it is in spring, and plants do not suffer from transplant shock as readily at this time of the year. Give transplanted plants a thorough drenching with Searles SeaMax Fish & Kelp at the time of planting to settle down the soil and promote new growth. Repeat this every fortnight until they are settled in.

A controlled release fertiliser, such as Searles Robust, should be sprinkled around the plants at the time of planting, then every three months for a continuous feed. Follow these simple tips for a beautiful garden, without breaking a sweat!



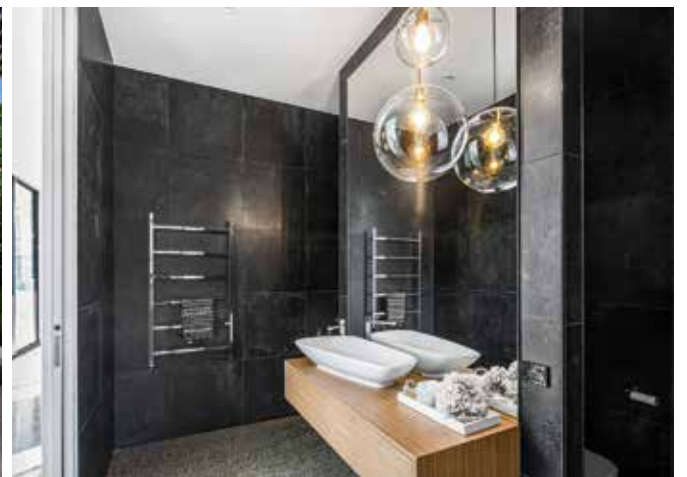
Growing organic herbs & veggies has never been so easy



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Available from good gardening and produce outlets



Harcourts Inner East



Bulimba 13 Bulimba Parade

450m²  5  3  2 

Architectural Elegant Family Living

Blending elements of stone, tile and glass with neutral tones, every component of this home has been designed flawlessly to achieve a lifestyle of relaxed sophistication.

Set in a quiet cul-de-sac, residents will adore this scenic position only metres from the Brisbane River and Bulimba Golf Club. Within walking distance to Oxford Street's renowned selection of cafes, restaurants and shops, this executive setting is one of Brisbane's best.

Enjoy the contemporary open plan kitchen with a walk-through butler's pantry, dining, and lounge room

entertaining area and in-ground pool, perfect for entertaining.

With amazing spaces, this property encompasses five very generously sized bedrooms including the main with a luxe walk-in wardrobe and ensuite. All other bedrooms are fitted with built-in robes. Upstairs also includes a spacious rumpus/media room, ideal for a growing family looking to separate the children's retreat!

- State of the art Miele and Smeg-equipped chefs' kitchen with butler's pantry
- Luxurious master suite with walk through dressing room and ensuite with wet room and freestanding

- Polished concrete flooring throughout
- Ducted Air Conditioning and fans throughout
- Separate guest bedroom with ensuite bathroom
- Separate upstairs lounge
- Laundry with chute and Walk in Linen closet
- Two studies – perfect for work from home situations
- Low maintenance private garden with sparkling in ground pool
- Fabulous alfresco and bbq entertainment area
- Large double garage and mud room

This home really does have everything you could possibly dream of and more. This property will be sold at auction, unless sold prior.

Auction

22 May 2021 2:00pm on-site

Chris Lawsen

M 0422 868 724

chris.lawsen@harcourts.com.au



**FOR SALE BY
JAMES CURTAIN &
BEN SMITH**

127 Buena Vista Avenue, Coorparoo

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Positioned in Coorparoo's most exclusive enclave, this distinctive family home combines touches of Art Deco romance with the luxury of contemporary architectural design. Fully renovated to create a home of space and versatility, the residence pays homage to an elegant era with its ornate ceilings and cornices, glamorous chandeliers and rich hardwood floors. Yet the kitchen, bathrooms and inclusions are all completely modern.

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