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NEWS & VIEWS

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MAY 2021



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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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Five minutes with Byron Freeborn

RAINE & HORNE WYNNUM

Settlement – it’s an exciting time, but what about the logistics?

The day or week has arrived for the property you’re selling to change hands, or your new dream home is about to settle. What do the logistics of settlement look like? How’s it going to work, and what are some of the things you can look out for or pre-empt?

Some things will be in your control, and some won’t. If you’re hoping for the best and prepared for the worst, it just may make the process bearable, and enjoyable!

If you are a seller and moving out of the home, there are a few typical scenarios that play out.

You may be settling your current home and moving to a newly purchased home on the same day, known as a contemporaneous settlement. This entails a lot of moving, in a very small space of time. This scenario usually involves having the removalist rock up the morning of settlement, and if it’s a local move, be on stand-by while the properties settle. If there is a delay or the settlement needs to be extended for whatever reason, whether the next day or next week, it can cause a lot of pain and expense. The reasons for a delay on settlement can be varied and seemingly small (but important), such as bank cheques not reconciling, or discharge documents not being in order.

One way of easing the pressure of settlement day may be to avoid a Friday settlement, which offers a little more

flexibility if the property doesn’t settle. Alternatively, if it was a Thursday settlement, and gets delayed to the next day, at least it settles Friday, and you’re still in your new home for the weekend.

Another handy tip: don’t forget to call your electricity and gas providers at least the week of settlement. to hook up power – in the excitement of the deal, you can easily forget.

We spoke to two conveyancers for their hints on successful settlements.

Rosemary of DBL Solicitors says, “Provide accurate estimates to your removalist so they can factor correct time/size of trucks, and how many people required. Also, supply them with a printout of the marketing floor plan of the property you are buying, marked up with where some of the specific larger items need to go, plus also colour code sticker dots – blue for the kitchen, orange for living room etc., which will take the pressure of you needing to be present all the way through.

“Options include having a removalist use a container, so that if the furniture doesn’t have to go directly to the new home, it can be held in storage without double handling. You can then treat yourself to an ‘Airbnb’ or similar, which gives more flexibility to the house transfer, plus, if you were planning on doing some painting, decorating, floor board sanding/polishing, you can get the professionals in without you living through the work or your gear being in the way.”



Lauren, of Small Business Lawyer says, “Choose good conveyancers and finance team, book your reminder to check in with your conveyancer to make sure the banks are doing what they need to on time, processing mortgage documents or discharge forms.”

Contemporaneous settlements have their benefits, and in most cases are one of the only viable options, however they can be tricky and have their risks. Some issues may occur that are out of the buyer’s/seller’s control, however, if you are aware of some of the pitfalls, you can better brace for them.

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Manly Lifestyle - Your search for the ideal bayside apartment ends here!!! Located in the boutique “Ocean on Manly” complex, this first floor, three-bedroom residence boasts Privacy and convenience. The open plan living and dining flows effortlessly out on to a spacious entertainer patio/balcony and courtyard. Built in 2014 the interior is modern and neat.



Chris Vote
0433 411 540
chris.vote@wynnum.rh.com.au



Byron Freeborn
0416 967 802
byron.freeborn@wynnum.rh.com.au

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07 3348 7555
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Under Offer



3 1 1

23 Killarney Avenue, Manly West

View By appointment
Guide Offers over \$695,000

Find your potential at 23 Killarney Avenue!

- 3 bedroom
- 1 bathroom
- 809m Block
- 22mtr Frontage
- Expansive back yard
- Laundry space
- Dry storage/undercroft
- Side access
- Solar panels (x7 panels)

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0416 967 802

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3 2 1

3/1819 Wynnum Road, Wynnum

View By appointment
Guide Offers over \$399,000

Leafy Tree Change at Moreton Bay Villas

- Large covered Patio/entertaining area
- Great sized back yard with gated side access
- Single lock-up garage with internal entry, plus adjoining single carport
- Full-sized tennis court plus large in-ground pool and BBQ area to leafy complex
- Downstairs laundry with outdoor access, built-in storage and extra powder room

Chris Vote
0433 411 540

chris.vote@wynnum.rh.com.au



3 2 2

13/4 Lewis Place, Manly West

View By appointment
Guide Offers over \$570,000

Chic & Modern Comfort - So Convenient to Everything

- 3 bedrooms - ensuite & main bathroom upstairs
- 2nd bedroom has built in quality timber bookcase
- Computer niche at top of stairs
- NBN & Foxtel plus skylights in bathrooms
- Ceiling fans in all rooms
- Plantation shutters/blockout blinds
- Powder room downstairs

Margaret Vote
0411 521 747

margaret.vote@wynnum.rh.com.au

Byron Freeborn
0416 967 802

byron.freeborn@wynnum.rh.com.au

4 3 2

1601/86 Berrima Street, Wynnum

View By appointment

Luxury Wynnum Skyhome

- Baltimore Original mink grey timber flooring
- Quality architectural hardware & tap fittings throughout
- C-bus automation to allow for full electronic control of lighting and blinds
- Fully integrated Sonos sound system with Yamaha speakers throughout the unit
- Expansive glass walls to seamlessly blend panoramic views into living areas

Margaret Vote
0411 521 747

margaret.vote@wynnum.rh.com.au

Justin Smith
0414 230 753

justin.smith@wynnum.rh.com.au

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Capturing the essence of coastal sophistication, this beautifully designed beach house has been created to embrace the outdoors with an array of sun-drenched balconies and a poolside entertainer's haven with a relaxed resort-like vibe. An idyllic beachside enclave only a stone's throw from the bay and Manly Village, this home presents a lifestyle like no other. Boasting an extraordinary 634m² of under-roof space, this residence encompasses five oversized bedrooms, four stylish bathrooms, an impressive cinema room, gym, private office and a series of flowing yet distinct indoor-outdoor living zones across three sprawling levels.

Designed for both relaxed family time and entertaining on a grand scale, the home offers the perfect space for any occasion. Head upstairs to prepare a gourmet feast in the designer kitchen with high-end appliances or head outside and cook alfresco with friends utilising the outdoor pizza oven while sipping champagne from your own climate-controlled wine cellar.

TENDER

Closing 2pm Friday 14th May

CONTACT

David Lazarus 0414 723 531
david.lazarus@belleproperty.com

Renee Brace 0414 620 063
renee.brace@belleproperty.com



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GARDEN HIDEAWAY ON THE AVENUE

Retiring Owners of over 30 years are selling this delightful unique family home. Hidden behind privacy fencing and a myriad of lush tropical gardens is a package that will surprise and a joy to inspect. The home is one level and of solid brick construction, tiled roof and is architect inspired and of individual design.

Special features include:

- 690m² of private botanical beauty – Fully fenced.
- 3 bedrooms with master ensuite and with garden features
- Low maintenance solid brick construction
- All living areas have views to the botanic rear gardens.
- Formal lounge and dining have soaring timber ceilings and fireplace to the lounge.
- Both living areas open onto a huge, covered deck and overseeing the tranquil rear garden. Twin car accommodation and room for boats or vans

AUCTION

Sunday 23rd of May
11am – On site

INSPECTIONS

as Advertised.

Agent

Murray Mercer
0413 702 222

LJ Hooker Wynnum
07 3348 6777

Come and crunch down the wide pebble driveway – throw a pinecone on the fire and drink in the view of the gardens.



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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The bay in our backyard

CONTRIBUTED BY MANLY HARBOUR VILLAGE

The picturesque waterfront suburb of Manly is the gateway to a world class marine precinct.

With scenic views across Moreton Bay and a strong connection to the coast, it's no surprise that Manly Harbour Village has seen unprecedented demand in recent years from loyal locals, as well as newcomers to the area. The charming seaside village retains its unique charm, but among boating lovers, the area is one hell of a catch!

Manly Harbour is the jewel in the crown of this spectacular Bayside Brisbane area and is home to the southern hemisphere's largest small craft marina. It is truly a sight to behold the sea of magnificent yachts, sails sparkling as they reflect the shimmering waters of the harbour. One truly unique aspect of Manly is the community who choose a life off land, mooring at the harbour between high-sea adventures. The Manly Harbour Village is conveniently located just across the road, providing easy access to the local grocer, pharmacy, newsagent, bakery, general supplies and much more.

Manly Marina is set within the beautiful Moreton Bay Marine Park and, as a proud community, it is important to preserve and protect this natural asset. East Coast Marina at Manly Boat Harbour was the first marina in

Queensland to gain full Clean Marina Status in 2006. They focus on reducing environmental footprints through sustainable practices, including harvesting rain-water for boat washing, motor flushing and landscape irrigation, sewerage pump out and disposal.

Currently enjoying unprecedented demand and new in town, Queensland yacht brokers Multihull Solutions represent the world's leading new multihull and monohull brands. With their head office in Mooloolaba, Multihull recently expanded to make their ninth global location the recognised marine precinct and premier sailing destination of Manly Harbour Village and Marina.

"We are seeing increased demand for people wanting to live onboard and off the grid. Whether it's to go racing on the Bay or even future plans to circumnavigate the globe, we help people buy and sell their dream boat and achieve their sailing dreams," says Adam Mackay, Multihull Sales Consultant and successful broker for pre-owned sail and power yachts.

Imagine: Manly Harbour Village, where Brisbane meets the Bay, might just be your next place to call home. To sail away for a day or find your own sea change – visit manlyharbourvillage.com.



Sold



RayWhite

19 Baybreeze Street, **Manly West**

4 🚗 2 🚿 3 🚗 1 🌊

- Tucked away in a quiet pocket of Manly West is this Entertainer's Delight
- Spacious and versatile floorplan with two separate living spaces
- Excellent storage inside and out plus two garden sheds
- Chefs kitchen with stone benchtops and full butlers' pantry
- Fully fenced secure yard - perfect for children to play
- Elevated position with North facing entertainment space
- Premium resort pool with spa and deck-jet fountains

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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.



Byron Freeborn

RAINE & HORNE

Would you like an appraisal on your property or a market update?

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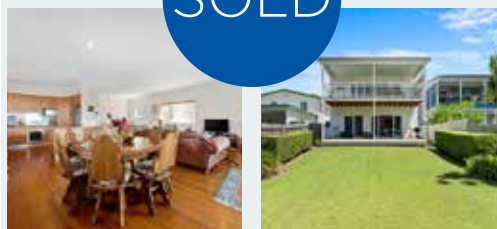
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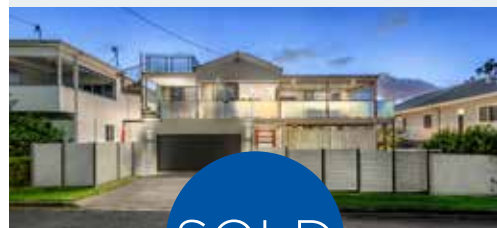


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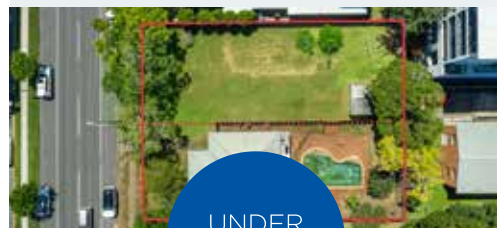


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Get the garden shovels ready

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!



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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?



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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.

Tingalpa – The Bayside's hidden gem

BY NICOLE GARNHAM, JAMES DEAN RESIDENTIAL

Situated between Cannon Hill and Wynnum/Manly, and approximately 15km from the CBD, Tingalpa is the perfect place to call home, being more affordable than the bayside or inner-city suburbs, while still being close enough to be able to enjoy all that they have to offer.

The name 'Tingalpa' is said to come from the Aboriginal words 'Tinggal' meaning fat and 'Pa' meaning 'the place of plenty' as it was a place with plentiful food around the freshwater billabongs and the creek.

Tingalpa was settled in the 1860s with a post office opened in 1867. Christ Church and the cemetery opened in 1868, and Tingalpa State School in 1873. In 1870, Joseph Kendrick obtained the first license for the Royal Mail Hotel, now known as the Tingalpa Hotel. Today residences and shopping centres sit on the land where dairy cattle grazed, sugar-cane grew and clay was extracted for brick making.

Easy access to public transport and close to major shopping centres such as Westfield Carindale, Tingalpa is a great lifestyle choice and also boasts great local schools. If you want to be able to easily access the

Sunshine Coast, Gold Coast or airport, Tingalpa is the perfect launching point.

There's also plenty of activities available for the kids, with Bounce Inc, Minnippi and Meadowlands Parklands for walking and bike riding, cricket fields, soccer fields, all within minutes of the Wynnum Manly waterfront.

With cafes and restaurants aplenty, such as Mickle Pickle, the Coffee Club, the historic Tingalpa Hotel, Uncle Bob's Bakery, Lemoni Greek Cuzina, and the Smoking Goat just to name a few, Tingalpa locals are spoilt for choice.

Housing styles found in the area consist of weatherboard and chamferboard post war cottages, along with estates made up of typically brick and tile homes. The median house price for Tingalpa is \$599,500 and median rent is \$460 per week, making Tingalpa a desirable and affordable location to purchase property for investment or renovation. Based on the last five years of sales, Tingalpa has seen a compound growth rate of 4.4% for houses and 1.6% for units (source: realestate.com.au).

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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 Bayside suburban spread it shows a divide between extremely tight markets and some improving conditions – Belmont (1.7%), Cannon Hill (1.1%), Gumdale (0.5%), Hemmant (1.4%), Lota (0.5%), Manly (0.5%), Manly West (0.5%), Murarrie (1.1%), Tingalpa (0.4%), Wakerly (0.5%), Wynnum (0.7%), Wynnum West (0.7%).

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.



Buying or selling?

Chris McKenna

0434 526 382

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RECENT SALES

| | | | | | | | | | | | | |
|------------------|------------------------------|-------------|---|---|---|--------------------|------------------------------------|-------------|---|---|----|-------------------|
| Wynnum/Manly | 31 Hinckley St, Manly West | \$755,000 | 4 | 2 | 4 | 628m ² | 1 Avening St, Alexandra Hills | \$580,000 | 3 | 1 | 3 | 851m ² |
| | 11 Lewis Pl, Manly West | \$740,000 | 4 | 2 | 2 | 725m ² | 15 Leadale St, Wynnum West | \$560,000 | 3 | 1 | 2 | 569m ² |
| | 36 Bushing Street, Wynnum | N/A | 3 | 1 | 1 | 602m ² | 348 Prout Road, Burbank | \$4M+ | 7 | 6 | 23 | 2.1ha |
| | 17 Alkoomie Street, | N/A | 3 | 1 | 2 | 923m ² | 7 Crown Street, Wynnum | \$1M+ | 3 | 1 | 2 | 810m ² |
| Place. | 70 Grattan Terrace, Manly | \$1.2M | 4 | 3 | 3 | 405m ² | 21 Canfield Street, Nathan | \$675,000 | 4 | 2 | 2 | 556m ² |
| | 49 Claymeade Street, Wynnum | \$745,000 | 5 | 2 | 5 | 525m ² | 2/21 Hants Street, Hamilton | \$812,000 | 3 | 2 | 2 | N/A |
| | 807 Esplanade, Lota | \$775,000 | 3 | 2 | 2 | 529m ² | 12 Wynnum North Road, Wynnum | \$2,050,000 | 5 | 3 | 3 | 696m ² |
| | 29 Tangorin Street, Wynnum | \$888,888 | 4 | 2 | 2 | 481m ² | 18 Nile Close, Wakerley | \$1,245,000 | 5 | 2 | 2 | 784m ² |
| | 122 Preston Road, Manly West | \$1,050,000 | 6 | 5 | 3 | 1558m ² | 35/192 Hargreaves Road, Manly West | \$515,000 | 3 | 2 | 1 | N/A |

RECENT AUCTION RESULTS

| | | | | | | |
|------------------|----------------------------|-----------|---|---|---|-------------------|
| Wynnum/Manly | 213 Sibley Rd, Wynnum West | \$275,000 | - | - | - | 500m ² |
|------------------|----------------------------|-----------|---|---|---|-------------------|

UPCOMING AUCTIONS

| | | | | | | |
|--------------------------|-------------------------|-----------|---|---|---|-------------------|
| Place. | 19 Arnold Street, Manly | \$595,000 | 5 | 4 | 4 | 827m ² |
| 8/05/2021 - 11am on site | | | | | | |

NEW LISTINGS

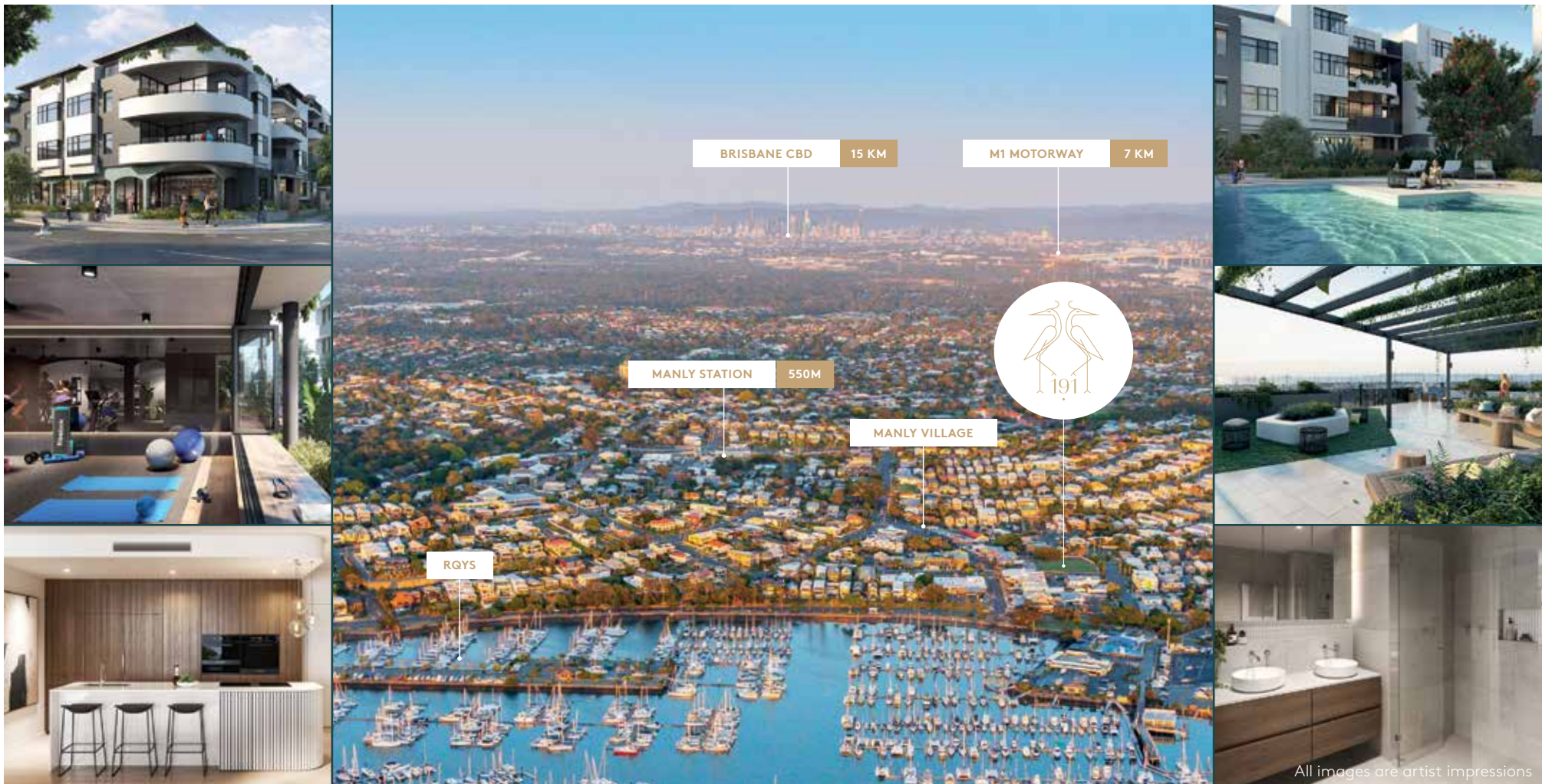
| | | | | | | | | | | | | |
|------------------|---|---------------------------|----------|---|---|-------------------|---------------------------------|------------|---|---|---|-------------------|
| Wynnum/Manly | 96 Blackwood Road, Manly West | \$499,000+ | 2 | 1 | 1 | 300m ² | 737 Esplanade, Lota | 795000+ | 2 | 1 | 2 | 405m ² |
| | 33 Leadale St, Wynnum West | \$689,000 | 4 | 2 | 2 | 567m ² | | | | | | |
| | 1/54 Yamboyna Street, Manly | \$599,000+ | 3 | 2 | 2 | N/A | 23 Killarney Avenue, Manly West | \$695,000+ | 3 | 1 | 2 | 809m ² |
| | 1/91 Charlotte Street, Wynnum - under offer | \$450,000+ | 2 | 1 | 1 | N/A | 13/4 Lewis Place, Manly West | \$595,000 | 3 | 2 | 2 | N/A |
| | 15/250 Manly Road, Manly West | N/A | 3 | 2 | 1 | N/A | 22 Constellation Way, Wynnum | N/A | 3 | 2 | 2 | 750m ² |
| | Place. | 24/70 Bay Terrace, Wynnum | For Sale | 2 | 2 | 1 | N/A | | | | | |

This information has been supplied by local real estate agents. The list is not intended to be exhaustive. DBL takes no responsibility for the data which has been supplied by third parties. DBL Solicitors assists Buyers, Sellers and Real Estate Agents with all the legals of Residential Conveyancing.

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Tips for buyers before signing a contract

BY MARK LILLYCRAP, DBL SOLICITORS

1. Timing is Critical.

In Queensland, Real Estate Contracts make time “of the essence”. Buyers should subscribe to the adage “a day late is too late”. If a Buyer is late in fulfilling any conditions, then the ramifications can be catastrophic and could lead to the Seller terminating, potentially keeping the deposit, and worse.

2. Know the name of the “Buyer” to put on the Contract.

While it sounds obvious, when it comes time for the Real Estate Agent to prepare a Contract, you must give the name of the Buyer to be written on the contract. For example, after receiving legal or financial advice, it may be prudent to buy property in a company or trust, or in the name of one spouse rather than two names.

3. Have the deposit immediately available.

Unless the contract allows a period of time for the deposit to be paid, the deposit is to be paid immediately. Sometimes Buyers think that they can arrange to borrow the deposit from the bank. In most instances this is not possible. The deposit needs to be in readily available funds. If time is required to pay it, for example to arrange a bank transfer, then a suitable time frame should be stipulated on the Contract.

4. Time frames for conditions.

The standard REIQ/Queensland Law Society Contract allows a Buyer to insert timeframes to obtain building and pest inspections and to obtain finance. Typically 7-14 days is allowed. You should speak with your bank to see whether your circumstances dictate that a period longer than 14 days is necessary.

5. Get Pre-Approval.

In the current market, properties are selling quickly and there are often back-up contracts if a contract doesn't proceed. Some banks are struggling to give approvals within 14 days. Having pre-approval may mean the difference between being the successful buyer or losing a contract.

6. Other Special Conditions.

There may be other Conditions to be satisfied before you are in a position to complete the purchase of a property. For example, if you are required to sell your property.

Most Real Estate Agents have access to data bases of Special Conditions which have been prepared by Solicitors. You are entitled to have your Solicitor prepare Special Conditions and send them to the Agent to be included in the Contract.

Summary

Buying real estate is a big commitment and can be stressful. Being prepared can reduce the amount of stress involved and can ensure a smooth purchase.



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More Information: Credit criteria, fees and charges apply. ¹Offer is current as at 26 February 2021 and may be varied or withdrawn at any time. For new refinance applications received between 1 March 2021 and 30 June 2021 and settle by 31 August 2021. Offer available on the Essential Home Loan, Full Feature and Fixed rate home loan products (excludes Line of Credit) Owner Occupier with Principal and Interest repayments and Investment Loans. \$250k min loan per property refinanced. Only 1 rebate per settled application with the predominant purpose is refinance will be paid regardless of the number of loans involved. This offer is not available in conjunction with the New Purchase Buyer \$2,000 Rebate. Excludes Line of Credit Loans, switches and refinances of home loans within the Westpac Group which include St George, Westpac, Bank of Melbourne, BankSA. Offer not available for Owner Occupier Interest Only loans or residential lending originated under family or company trusts. Not available to company and trust borrowers. The offer is limited to one rebate per eligible application. Split loans are counted as one settled home loan regardless of the number of splits. Rebate will be automatically deposited into the home loan account within 60 days after settlement. If the home loan has a fixed interest rate, the rebate will count towards the prepayment threshold. Tax consequences may arise from this promotion for investors and customers should seek independent advice on any taxation matters. RAMS Financial Group Pty Ltd ABN 30 105 207 538, AR 405465 Australian Credit Licence 388065. Credit Provider & issuer of RAMS Deposit Products: Westpac Banking Corporation ABN 33 007 457 141 AFSL and Australian credit licence 233714. 21195/0421



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Mary-Ann Slater

We are extremely excited to announce Mary-Ann Slater has joined us at Ocean Realty. Mary-Ann brings with her a wealth of knowledge and experience, along with a focus on personalised service.

Mary-Ann started her career in Mackay in 2004, establishing her own boutique agency. Since relocating to Brisbane, based in the Manly-Wynnum area, her genuine approach to the real estate industry has been valued by buyers and sellers alike.

Mary-Ann understands the challenges people face when making short and long-term real estate decisions. She considers it a privilege to be invited into someone's home to advise them on the best way forward and assist with important decisions that impact people's lives into the future.

For honest and professional guidance about your next property purchase or sale, Mary-Ann is the person to talk to. Contact her today on 0407 983 898.



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AGENT Danny Day | m:0402316039 | e: danny@oceanrealty.com.au

INSPECTION By Appointment

5 3 2



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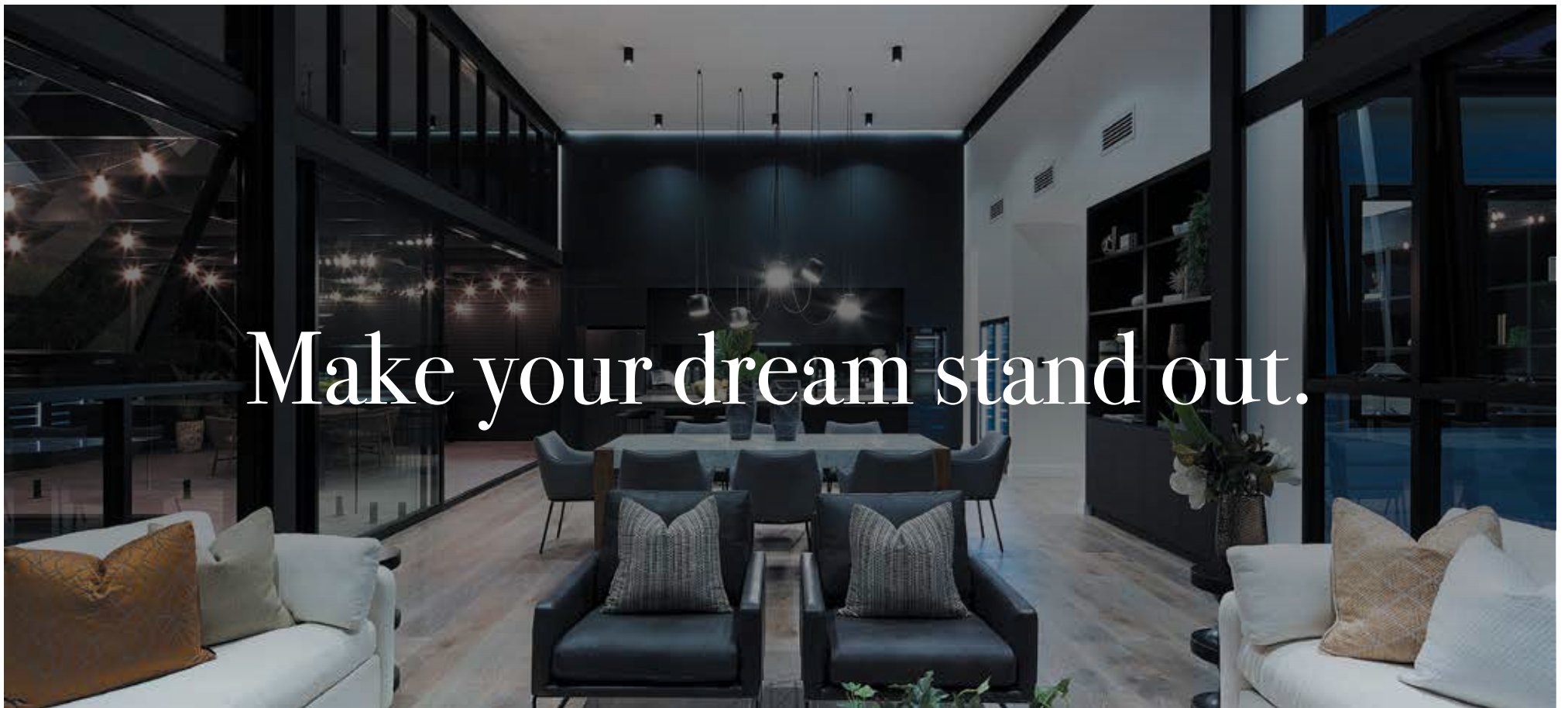
- Very affordable Body Corp Fees
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AGENT Mary-Anns Townhouse.

INSPECTION Sat 1 May 9:15am

3 2 2



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