



REAL ESTATE

NEWS & VIEWS

dibble
Locksmiths & Security



CALL 3245 6999

www.dibblelocksmiths.com.au



SORRENTINO
PROPERTY

WHEN IT'S FALLON, IT'S FIXED



**Electrical, Plumbing,
Air Conditioning & more**



For over 58 years Fallon Solutions have been taking care of Brisbane families.

When the toilet is blocked, your AC is on the blink or your smoke alarms won't stop beeping, remember; **one call fixes it all.**

3029 3297

Electrical Lic 65776 | ARC AU13164 | QBCC Lic 1088291 | NSW Lic 198622C | Security Lic No. 4083376 | Solar Lic A4208888



Find out more at www.fallonsolutions.com.au



Why you shouldn't try to fix your own clogged drains

FROM FALLON SOLUTIONS

Fancy yourself as a bit of a DIY expert? Happy to get your hands dirty? When it comes to clogged drains, we recommend you leave it to the professionals. Sometimes fixing blocked drains yourself can result in damage much greater than just the blockage.

Why do drains get clogged?

Most of the time a blocked drain is caused by a build-up of waste materials. Often these waste materials combine together to form a glutinous mass. Hair on its own is not too bad, but mix hair with shampoo and conditioner and you have a fibrous and adhesive substance that will block drains with ease

Dangers of DIY plumbing "tools"

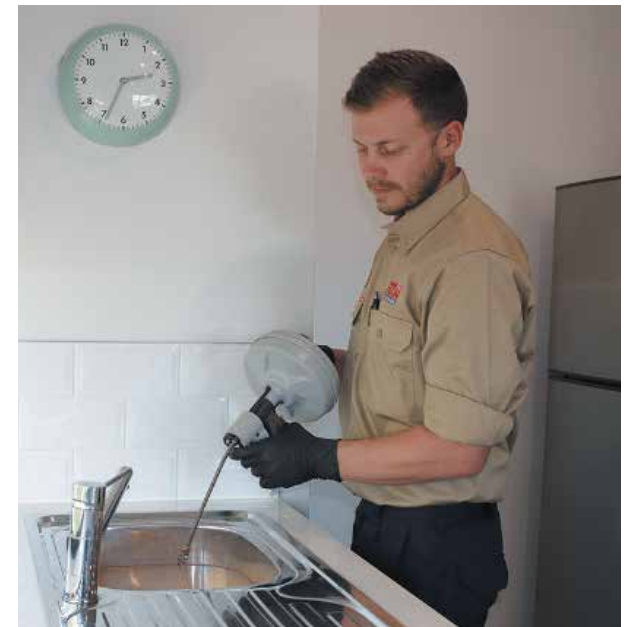
Sticking long, sharp objects into drains does not clear blockages. It may instead result in gouging the pipes, stabbing holes through pipes or more; but you can be sure that it does result in the latter, not the former.

Dangers of drain cleaner

By repeatedly pouring drain cleaner down your drain, you could end up with damaged pipes. The chemicals in a drain cleaner are customarily accompanied by corrosive and harmful warnings on the bottle for good reason. Now, imagine all those chemicals pooling around the blockage in your pipes and the damage it will do and you'll agree that it isn't worth the risk. The corrosivity can even result in a collapse of the system which, believe us, is extremely messy and disruptive; not to mention the damage it'll do to your pocket.

Time to bring out the big guns

Time to bring out the big guns...or big jetter in our case. Fallon's professional drain cleaners will be able to use an exploratory camera to find the blockage, clear it precisely with the electric eel or water jetter and use CCTV to ensure the drains are unblocked after.



MEET OUR NEWEST STAFF MEMBER



We Are Excited To Welcome

Eleni McKenna

to the Vitale & Co Property Management Team in January 2023. She is a well known Property Manager in the local area and has over 15 years industry experience. Landlords and tenants love her and we are delighted she is joining our team. Give her a call on 3348 5861.

REMEMBER IT'S EASY TO MAKE THE CHANGE



VITALE & CO
PROPERTY MANAGEMENT SERVICES

Join Our Growing List Of Contented Landlords & Experience The Difference

3/99 Cambridge Parade Manly | P:07 3348 5861 | M:0407 000 153 | E:rentals@vitaleco.com.au | vitaleco.com.au

SORRENTINO PROPERTY

HAPPY
NEW YEAR



PROUDLY SUPPORTING OUR COMMUNITY





New Year, New Property Goals?

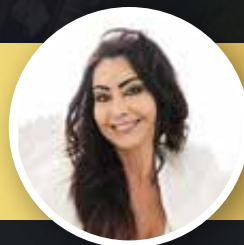
Do You Have Property Plans in

2023?

Contact the team at **LJ Hooker Manly**
for a no obligation discussion



Liza Martinez
0408 111 840



Ani Jones
0407 771 997

Wynnum Fringe 2022 absolutely took our breath away!

Raine&Horne.

BY MARGARET VOTE

Who would have thought little old Wynnum could produce such a world-class event, with sensational entertainment, delivering great joy and fun to our community!

When the people of Wynnum come together and contribute their amazing generosity of spirit and invite their friends from Manly and Lota and greater Brisbane along for the celebration, that's when anything is possible (especially when being led by the quintessential spirit of Tom Oliver and his greater-than-ever vision for WYNNUM FRINGE 2022) and everything that follows is pure MAGIC!

The opening event was led by the Elders of QUANDAMOOKA peoples at Pandanus Beach with traditional dance and lighting of the fire followed by YANA MARUMBA 'walk good'. First Nations' People led all those who gathered on Wynnum Pier along the waterfront to George Clayton Park for Welcome to Country speech by Aunty Merle Dippel.

Congratulations to Tom Oliver, Jess, Emma, David, and Tom's Mum and Dad, Stephanie and Peter Oliver, for an incredible effort, and well done to all the wonderful sponsors who love this community.

A huge shout-out goes to all the volunteers who gave so selflessly of their time to serve at the event.

Not to be forgotten are the many residents who live close to Wynnum Fringe – thank you for your generosity and your patience and understanding – you gave 'air and life' to many struggling entertainers.

We saw world-class artists – a kaleidoscope of singers and musicians, music genres from swing to rock, jazz to blues, vibrant Latino, cultural and burlesque and cabaret, a Battle of the Bands and the Common People Eisteddfod, along with talented comedians who made us laugh till we cried, children's pantomimes and circus acrobats and muscle, European, Japanese car clubs, and a Wynnum Pooch Parade for dog lovers.

There was something for everyone, free and ticketed entertainment. To top it all off, we had the Bayside Bash with Australian and local legends of cricket. Our up-and-coming young players had a Brisbane Heat Cricket Clinic and played a junior match before the 'Big Boys' took to the field. Spectators cheered, enjoyed the music, the cold drinks ... and the winner was cricket!

It was a privilege and an honour to be given the opportunity to sponsor the Raine & Horne Wynnum Manly Spiegelent this year. The Spiegelent hosted the incomparable Marcia Hines and Velvet Rewired, fresh from shows in Munich, Germany, and now on the way to the Sydney Opera House. Then there were icons Diesel, Dave Hughes, Akmal, Cal Wilson, and many other well-known artists. I have absolutely loved being on Tom's Wynnum Fringe 'bandwagon' for 2020, 2021, and 2022I can't wait for 2023!

All the sponsors involved obviously saw Tom's vision to create work for his industry and his much-loved community, colleagues and friends. This year he gave work to more



Photos: Supplied.



than 381 local & overseas artists and 521 workers employed and sold 18,000+ tickets to shows and more than 38,000 people, men, women, children and pooches came through the gates.

It takes a village of people to bring about significant change, and the people kept coming and many kept coming back. Thank you for turning up and for everyone's commitment!

This **EXTRAORDINARY EVENT** is now a **TRADITION** giving **CONNECTION** to **WYNNUM**.



How to get your application approved

CONTRIBUTED BY STACEY PENNICOTT, STACEY LEE REALTY

As many are aware, Queensland is currently in the grip of a rental crisis where there are more tenants than there are properties available. This results in a lot of stress for those out there currently trying to find a new home.

As a property manager, it means we are receiving applications from many people who would be wonderful tenants, but we only have one property available for them to apply for and can only approve one application. The common question we are getting at our inspections is, "why aren't I getting approved for a property? I've been submitting a lot of applications, and I'm just not getting mine across the line." So I thought I would share with our community some tips that may be helpful.

1. Ensure your application is completed in full. Many real estates accept online applications using the same or similar platforms that tenants may have used before, so sometimes tenants forget to update their details and the details of their current employer and current

reference for their current agent, and this wastes the property manager's time trying to get references that are no longer current, or those referees ignore our requests.

2. Let your references know that you are applying for properties and ask if they can respond to the request for a reference as quickly as possible and treat the request urgently. If we have multiple applications for a property, as soon as we have completed one application, we submit it to the owner, and we continue processing the others, but if the owner approves the first one submitted, then the other applicants are missing out simply because their referees did not respond.

3. Check that you can afford the property – one of the first criteria a property manager checks is the rent-to-income ratio, where we do not want the rent to exceed more than 35% of the tenant's net weekly income. Otherwise, this would place the tenant under

financial stress and unable to meet their weekly rent commitment.

4. If you have pets on your application, include photos of your adorable four-legged family members and references if possible.

5. Be prepared to pay the bond and first two weeks' rent within 24 hours of having your application approved. If you cannot afford this financial commitment, you may miss out on the property, and it goes to another applicant.

6. Call the agent after you have submitted your application to confirm they have received it and ask if they can let you know if they need any other information as part of processing your application.

I hope these tips have been helpful to you, and I wish you all the best with finding your new home.



REALTY
Stacey Lee



About Paul 30 YEARS EXPERIENCE

Paul Swenson is a dedicated and fully licensed real estate agent and is head of sales at Stacey Lee Realty. Paul joined the team in 2017 and has been a valuable member ever since. He enjoys the opportunity to meet new people and help them on their real estate journey, whether that's buying or selling. Paul is able to understand his client's individual needs, relating to both buyers and sellers by analysing situations from their perspectives and advising them accordingly.

With a consistent track record, Paul is committed to exceptional service through sincere and honest communication.

SPECIALITIES

- Paul recognises the importance of working with clients to achieve their goals – and having a comfortable, happy client who enjoys their Real Estate experience is his aim.
- Your most important decision in a successful Real Estate transaction is to find the person committed to helping you achieve your goals.



1/20 SCHOOL RD, STAFFORD 3 2 1

Positioned within a short walk to Stafford City Shopping centre, Stafford primary school, boutique shops and cafes, parks and public transport this is one location that truly wants for nothing.

- 3 Queen sized bedrooms all with built-ins and ceiling fans
- Quality kitchen with ample cupboard space, stainless steel appliances & stone bench tops
- Currently tenanted
- Spacious footprint with over 109sqm of usable internal space and 35sqm of courtyard

Sold & Congratulations



371 Esplanade, Manly

Sold for \$2.45M

Sold & Congratulations



5 Ernest Street, Manly

Sold for \$1.1M

Sold & Congratulations



28 Burringbar Street, Hemmant

Sold for \$1.275M

Sold & Congratulations



128 Petersen Street, Wynnum

Sold for \$1.3M

Sold & Congratulations



1603/90 Berrima Street, Wynnum

Sold for \$1.28M

Sold & Congratulations



3 Atkey Street, Manly

Sold for \$910,000

Sold & Congratulations



18 Roseberry Parade, Wynnum West

Sold for \$770,000

Sold & Congratulations



135 Manly Road, Manly West

Sold for \$910,000

Sold & Congratulations



37 Padbury Street, Hemmant

Sold for \$633,000



Margaret Vote
0411 521 747
margaret.vote@wynnum.rh.com.au



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

Thank You...

What A Year!!!

2022 was a massive year for Ocean Realty.

Thank you to all our wonderful clients who trusted us with the sale or management of their properties.

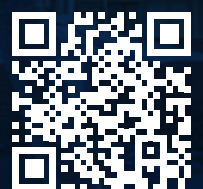


Ocean Realty are excited to launch our new website!

We have a new look, full of features and great information for you at every stage of your real estate journey.

Whether you want to sell, buy, rent, or have an investment property, Ocean Realty has the solution for you.

Scan the QR code to check it out, and don't forget to subscribe to our newsletter.



Sold & Congratulations



42 Ingleston Street, Wynnum West

Sold for \$950,000
First Week, Street Record

Sold & Congratulations



43 Margaret Crescent, Wakerley

Sold for \$1.175M
First Week

Sold & Congratulations



28 Pine Street, Wynnum

Sold for \$1.92M
Street Record

Sold & Congratulations



14 Manettia Street, Wynnum West

Sold for \$760,000
Off-market

Sold & Congratulations



Lot 82, 31 Wassell Street, Wynnum

Sold for \$715,000

Sold & Congratulations



51/10 Tripcony Place, Wakerley

Sold for \$625,000
First Week

Sold & Congratulations



Lot 11, 145 Prospect Street, Wynnum

Sold for \$740,000

Sold & Congratulations



4 Westaway Place, Wynnum West

Sold for \$775,000
Off-market

Sold & Congratulations



17 Hartland Street, Manly West

Contact Agent

Sold & Congratulations



66a Ryder Street, Wynnum

Sold for \$740,000

Sold & Congratulations



4/4 Lewis Place, Manly West

Sold for \$676,000
First Week, Complex Record

“How do we get the timing right? What preparations for sale are necessary and not necessary? What method of sale do we run with for your property? Lets have a chat - book us in for an appraisal - **we can get to know your property, your situation, and how we can move the needle on selling your home.**”



Byron Freeborn
0416 967 802

byron.freeborn@wynnum.rh.com.au

The
WELLINGTON
COLLECTION



PURE OPULENCE

**A STUNNING COLLECTION OF 6 LUXURIOUS APARTMENTS & 2 STUNNING TOWNHOMES
SELLING FAST FROM \$2M - \$3.375M**

Nestled just 300 metres from the heart of the village is the opportunity you have been waiting for. These private residences come complete with generous floorplans and full lift access, abundant natural light, beautiful bay breezes and expansive water views to the natural wonderland of Moreton Bay.

Welcome to bayside gold.

ENQUIRE NOW – THEWELLINGTONCOLLECTION.COM.AU | 1300 420 260

urbex *Living*

DISCLAIMER: Illustrations may not depict the actual development. Changes may be made during the development process, including to dimensions, specifications, fixtures, fittings, finishes, utilities and amenities. The Vendor, Urbex and its appointed agents accept no liability should any information or matter contained herein differ from the Contract of Sale. Please visit the website for full terms and conditions. November 2022.

REIQ applauds new housing accord

CONTRIBUTED BY THE REAL ESTATE INSTITUTE OF QLD (REIQ)

The state peak body for real estate professionals, the Real Estate Institute of Queensland (REIQ) has welcomed the wide range of initiatives announced in the Federal Budget which puts housing front and centre of the national agenda.

REIQ CEO Antonia Mercorella said the Budget demonstrated a clear commitment to collaboration and an encouraging focus on addressing the supply issues at the heart of the crisis.

“The REIQ has always acknowledged that we can’t rely on just one level of government to tackle housing affordability and address the serious housing supply shortage we face,” Ms Mercorella said.

“That’s why this budget, which includes buy-in from all levels of government on planning reform and housing targets, funds to accelerate the delivery of more social and affordable housing supply, support for pathways to ownership, incentives to downsize, and innovative ways to encourage institutional investment in developments, is incredibly encouraging.

“These initiatives complement the Queensland State Government’s Housing Investment Fund for new housing supply, and it’s great to see both state and federal governments are unified in their commitment to solve housing supply and affordability issues.

“We desperately need more housing in Queensland, due to pressures such as decreased household population, with the average household now sitting at only 2.5 persons per dwelling.

“Concerningly, it’s also been identified that our state has a shrinking rental pool, with 55,000 fewer properties on the permanent rental market than the historical trend projected, as well as reduced listings on the sales market.

“This shortfall tells us that there has never been a more important time to encourage and recognise the critical role private investors play in housing Queenslanders – with around 36% of people living in our state renting their homes, and the vast majority of that housing provided by mum and dad investors.”



Ms Mercorella said the REIQ welcomed the establishment of the National Housing Supply and Affordability Council to review barriers to institutional investment and innovative financing models, and independently advise the Government on housing policy.

“At the Housing Summit, the REIQ took the opportunity to advocate for innovative ways to deliver increased housing supply, such as amending taxation rules to stimulate build-to-rent developments – specifically with vulnerable groups in mind,” she said.

“We believe there’s a real appetite for more build-to-rent in our community – we all recognise that it’s a model that would offer more certainty for our state’s large renting population.

“However, in order to deliver increased housing supply to those who need it most, we urge the State and Local Governments to work with the Federal Government to ensure that the right settings and policies are in place to facilitate these much-needed developments.”



Buying or selling?

Chris McKenna

0434 526 382

chris.mckenna@raywhite.com

Proudly Supporting



RayWhite



**THE BAYSIDE COMMUNITY FUND
IS YOUR CHANCE TO HELP FUND
THE FUTURE OF YOUR LOCAL
COMMUNITY.**

MAKE IT YOUR LEGACY.

Phone: Damien on 0421 786 302 or Tracey on 0422 218 533
Email: baysidecommunityfund@gmail.com



**BAYSIDE
COMMUNITY FUND**
A Lasting Legacy