

The Community Leader Redlands

WE'RE ALL ABOUT GOOD NEWS



LOOKING DOWN THE BARREL OF 2024 – AND IT’S EXCITING!

What’s new for you this year?

January is a time for fresh plans and goals and to map out journeys – where will yours take you? Perhaps you’ll learn a new skill, join a club, make new friends and make the most of your community? There’s so much on offer in the Redlands, from art to archery, skateboarding to snooker, to friendship clubs and community hubs.

And when December 2024 rolls around, you might be celebrating the year that was with new friends, practising a new skill, and looking back at all your achievements that you never thought possible.

Kane Stewart of Pop Eyes Skate Shop is sharing his passion for skateboarding through free workshops held at local skateparks throughout the year. Kane aims to bring the passion for skateboarding back to the Redlands. He’s just one of the people in our community mentoring people of all ages to build skills and connections at our local hubs (more on page 8).

As a publication powered by people in the community, we can’t wait to share more stories with you this year, and look forward to showcasing more clubs, events and people in the Redlands who make it a wonderful place to live.

Pictured: Skateboarders Joel, Lloyd and Taylor take a break from honing their skills at Cleveland Skatepark.



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REDCITY ROAR WELCOMES SHARKS TO THE BASKETBALL FAMILY

FROM THE REDCITY ROAR

RedCity Roar will welcome a new club to its junior competition in 2024.

RedCity Roar Basketball Inc. will welcome the Victoria Point Sharks Basketball Club as the eighth club of the RedCity family in 2024. The new club will train at the recently refurbished indoor court at Victoria Point State High School and be managed by a committee under the umbrella of the Sharks Sporting Club.

“This is a great outcome for our association and the Victoria Point community,” said RedCity Roar GM Peter Pollack.

“Getting access to a facility like this is a blessing. We will be able to offer better access to training and perhaps fixture games to students across the southern suburbs of Redlands.

“Our plan in ‘growing the game’ was to place clubs locally around available facilities. This fuelled our growth over our first three years, however our membership has plateaued over the last year because we have nowhere for kids to train. All clubs have waiting lists.”

Mr Pollack expects the Sharks to grow rapidly in 2024.

Player registrations can be made via the RedCity Roar website (redcityroar.com.au) for those interested in playing for the under 10s through to under 18s. For any enquiries email gm@redcityroar.com.au.



New Sharks Basketball Club committee members based at Victoria Point State High School. L to R: Julia Arnold (Secretary), Rhys Faint (Vice President), Michael Fernholz (General Member), Barbara Czerwinska (Treasurer), Jonathon Doyle (President). Photo: Supplied.

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THE CREATIVE YEAR AHEAD FOR THE OLD SCHOOLHOUSE GALLERY

BY CHRISTINE EARTHROWL

Happy New Year to everyone from all our members at the Old SchoolHouse Gallery! We trust you had a wonderful Christmas with family and friends.

In January, the gallery is undergoing a complete refresh and facelift, painted inside and outside, ready for the coming year. This was made possible through a grant from the Redland City Council and the generosity of painter and decorator Daniel Hephburn.

The gallery will open on February 1, 2024, with exciting new artworks and some new members – two mixed-media artists and a woodworker – each bringing fresh styles to our artistic community. We welcome them and look forward to their beautiful works being displayed.

There's also an exciting lineup of exhibitions throughout the year, including a unique selection of works in April to commemorate Anzac Day. The gallery will have its usual monthly change of exhibitions using a range of topics chosen by members and their invited guests.

Keep an eye out for our art markets, which will be in autumn and spring this year.

The official grand opening to unveil the gallery refresh is on February 3 from 5:00pm, and everyone in the community is invited to attend.

We look forward to welcoming all our patrons and new visitors to our special heritage buildings filled with beautiful artworks and artisan gifts.



The Old SchoolHouse Gallery. Photo: Supplied.

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KIM RICHARDS MP STATE MEMBER FOR REDLANDS



COMMUNITY UPDATE

#LoveRedlands

OUR NEW LAGOON WARD IS OFFICIALLY OPEN

Works continue to go gangbusters at Redland Hospital with the new Intensive Care Unit and wards under construction with ADCO and it was wonderful to officially open our new \$25 million Lagoon Ward with Minister Fentiman. The new 28-bed ward will allow locals to receive first class care closer to home. It's located at the back of the main hospital and will increase medical bed capacity for the hospital by 57 per cent. The ward will consist of one and two bed suites, an isolation and bariatric rooms and extra facilities for patients and staff. The new ward will improve patient flow through the hospital. We will keep working to deliver world class care closer to home for all Redlanders.



HALF A MILLION FOR OUR DONALD SIMPSON CENTRE



Our State Government has come to the rescue of the Donald Simpson Centre after Redland City Council withdrew its operational funding in 2019. I'm proud to have worked closely with the amazing team at the centre to deliver \$100,000 per year for the next 5 years to ensure they flourish into the future for our senior's community. I'd like to thank all of those in our community that got behind me in advocating for this support, both the Donald Simpson Centre and I are very grateful! It was the best Christmas gift ever to see the smiles of so many members with this announcement.



ARE YOU EMERGENCY + BUSHFIRE READY?

We're heading into a hot, dry El Nino summer and now is the time to 'Get Ready'. The potential for bushfires, natural disasters and heatwaves will be high, so ensuring we are adequately prepared is essential, to keep our community safe. Our new Mount Cotton Road Fire Station is going to be ready in early 2024 and QFES has partnered with the RACQ Mobility Centre of Excellence in a memorandum of understanding to increase our aerial fire fighting capabilities. To learn more about being emergency ready visit: <https://www.getready.qld.gov.au> and <https://www.redlandsdisasterplan.com.au>

SCENIC SHORES STATE SCHOOL READY TO GO IN 2024



Exciting to hand over the keys to the first of many buildings at our new Scenic Shores State School in Redland Bay that is set to open in Term 1 2024. Principal Hendriks and the team are ready and rearing to go. We have continued to invest in schools across the Redlands and it was lovely to officially open the new \$11M T Block at Redlands District Special School. This amazing building is providing new learning spaces including new library, art and music rooms. 2024 is set to be another great year with new buildings opening on Russell Island too along with Free Kindy, making sure our little ones get the best possible start to their learning journey!



Kim RICHARDS MP



LOCAL EVENTS

See what local events are happening in your community.




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If you're looking for something to do locally, check out The Community Leader's What's On page here and online.

BAYSIDE VEHICLE RESTORERS CLUB'S AUSTRALIA DAY RALLY



Friday January 26, 6:00am to 12:00pm
Ormiston State School, entry via Dundas and Wellington Streets, Ormiston
Rally from Ormiston to Wynnum

Car lovers, strap yourselves in for a treat! Classic and historic vehicles will have their chance to shine at Bayside Vehicle Restorers' annual Australia Day rally. Previous years have seen more than 500 vehicles, including cars, trucks and motorbikes, participate in the rally. At around 10:30am, vehicles will travel to Wynnum from Ormiston, leaving via Wellington Street, so come along and see this super-shiny yearly spectacle in motion.

COOCHIEMUDLO ISLAND HERITAGE SOCIETY HISTORY ROOM OPEN DAY



Saturday January 13, 9:00am to 12:00pm
Coochiemudlo Community Hall, Victoria Parade South, Coochiemudlo Island

Have you ever wondered about the history of one of the Redlands' favourite islands? Just a quick ferry ride from Victoria Point, "Coochie" is a pretty island paradise that seems a world away from the hustle and bustle of the mainland. Members of Coochie's Heritage Society will be on hand to talk about the island's history at this fun and informative open day. Heritage books and Herbarium prints will be available for purchase. Find out more about the history of Coochiemudlo Island on page 14.

REDLANDS COAST WEDDING TRAIL



Sunday February 4

Getting hitched? Overwhelmed by the number of venue options? Join the Redlands Coast Wedding Trail – it's your opportunity to visit multiple wedding venues in the Redlands in one day. Venues will be styled accordingly, and vendors will be in attendance to answer all your wedding-related questions. A vendor hub will also be located at Redland Bay Golf Club.

Pre-register by scanning the QR code and following the instructions, or visit rcwt.com.au.



FREE MOVIE NIGHT – SING 2



Saturday January 20, 6:30pm, Victoria Point Bowls Club

Hosted by Agents on Point, this free movie night will screen the family-friendly musical comedy *Sing 2*. Food trucks will be on site, and the bar will be open until 11:00pm. Attendees are encouraged to bring blankets and pillows. Bookings are essential as space is limited. Scan the QR code to book and secure your place.





Jos Mitchell

LEADING CHANGE

REDLAND CITY COUNCIL
2024 ELECTIONS

MAYORAL CANDIDATE

Happy New Year from the **LEADING CHANGE** candidates! We are looking forward to representing our Redlands community in 2024.

We are committed to:

- ❖ Getting the best value for our rates by reducing financial waste
- ❖ Genuinely engaging with our community
- ❖ Proactively and transparently planning for our future
- ❖ Investing in our sporting and community facilities
- ❖ Working collaboratively with all levels of government

NOW WE NEED YOUR HELP. Join our **COMMUNITY FOR CHANGE** by scanning the QR code and **BE PART OF THE MOVEMENT.**



L - R Jasper Every, Wendy Boglary, Brian McDonald, Jos Mitchell, Lance Hewlett, Adelia Berridge, Hilton Travis

MEET YOUR CANDIDATES FOR CHANGE

Mayoral candidate, Jos Mitchell is a former nationally accredited mediator, local government manager, company co-founder, board director, QPS officer, trainer and prosecutor. She has extensive cross-sector experience in community engagement, planning and project management and is a strong good governance advocate. Jos and her husband have raised their three children in the Redlands.

Councillor Wendy Boglary, Div 1 Wellington Point & Ormiston is a currently serving councillor, and former deputy mayor, who has dedicated herself to her community for over 15 years. She has previous experience in banking and also local small business ownership for two decades. Wendy raised her three sons in the Redlands and continues to champion local business and community groups.

Candidate Brian McDonald, Div 2 Cleveland & Nth Stradbroke Is./ Minjerrabah is the former owner of Cleveland Office Supplies and has 35 years' senior management experience in the field of electrical engineering supply and logistics. He has worked on large project delivery across Australia and Asia and will bring that understanding to council infrastructure projects.

Councillor Lance Hewlett, Div 4 Victoria Point & Coochiemudlo Island is a currently serving experienced councillor and former deputy mayor. He has worked in banking and is a former state government procurement manager, Qld state manager and national sales manager for one of Australia's leading paper merchants. Lance and his wife have lived in the Redlands for over 30 years.

Candidate Hilton Travis, Div 5 Redland Bay & Southern Moreton Bay Islands has a cross-sector work background, specialising in IT and community services. Hilton has been a resident on Macleay Island for the last eight years and is committed to being a strong voice for SMBI and Redland Bay needs. He has been involved in a range of community organisations, networks and boards.

Candidate Jasper Every, Div 6 Mt Cotton & Redland Bay is a former community development officer in youth mental health at Headspace and a current administration officer in the Queensland Parliament. Jasper has also spent time working in his family's furnishings business and is an active volunteer in various community groups. He is passionate about youth engagement.

Councillor Adelia Berridge, Div 9 Sheldon, Thornlands & Capalaba is a currently serving and community invested councillor. She was elected in 2020 and uses her successful local business ownership experience, and professional financial qualifications, to proactively advocate for the Redland community, improved planning, good governance and environmental outcomes.

Authorised by Malcolm Robinson Level 10, 420 George Street, Brisbane

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GROWING UP AS A SKATEBOARDER IN THE REDLANDS

BY KANE STEWART, OWNER OF POP EYES SKATE SHOP, CAPALABA

I first got into skateboarding in the early '90s when my brother and I both received skateboards for Christmas, and have been hooked since then.

There were no skateparks in the Redlands back then, so the only place to skate was the local Koala Park shopping centre. I guess you could say at a young age skateboarding opened my eyes up to the world, and after seeing my first international skateboard video, I knew I wanted to travel to skate those spots.

Growing up as a skateboarder in the Redlands, you were mostly seen as an outcast or to the general public, 'up to no good', but skateboarding has been the one thing that has kept me out of trouble and let me travel the world.

I have been teaching skateboarding for the last 15 years and trying to get the youth of the Redlands back outside and on the board.

Over the years I have seen a decline in skateboarders in the Redlands; I do believe that a major factor is our outdated skateparks here in the Redlands, with even the locals travelling out of town to skate.

With the Redlands producing some of the best skateboarders in Australia, including Joel Mcilroy (pictured), Tommy Fynn and Alex Lawton, I hope the local council can finally do something for the youth and give them a better skateboarding facility.



Joel Mcilroy at Cleveland Skatepark.



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The Community Leader's distribution partner is looking for walkers to get involved with the paper's home delivery in the bayside and Redlands areas each month.

It's a fantastic opportunity to earn extra money while keeping fit and supporting your local community. Find out more about how you can get involved by calling Damien at 0421 786 302 or Laura at 0419 174 693.

The Community Leader
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BAYSIDE BEEKEEPERS ASSOCIATION SAYS WORKING BEES ARE A BUZZ!

Bees have always had a special significance for people. In ancient Egypt they were believed to be the tears of the sun god Ra, and honey, a major domestic and export product, was used as a sweetener and a medicine, while beeswax was used as an ingredient in cosmetics, embalming preparations and paints. In Greece the nymph Melissa was credited with teaching humans to use honey and the art of prophecy. For the Celts, bees were messengers between our world and the world of spirits.

The respectful partnership still continues. Members of the Bayside Beekeepers Association are helping keep alive the tradition of nurturing bees and gathering their produce. Association President Michael Cavanagh says that beekeeping attracts a variety of people – for a variety of reasons.

“Our beekeepers come from all walks of life,” he says; “Engineers, teachers, tradespeople, academics, scientists – and they all have their own reason for being involved. Frequently, it’s keeping up a long family tradition; many beekeepers have been brought up with bees and they usually have a very practical, hands-on approach and tend to stick with the traditional methods and tools.

“Then there are folk who are looking for a hobby – maybe they’re approaching retirement – who just fall into beekeeping. They often fluff around the edges for a while, get an idea of it, then take the plunge.

“Environmentalists of all ages come to beekeeping, though you do get a lot of younger folk. They’re people who want to make a difference to the world’s welfare and see nurturing bees as a way to help.

“Then there are those who see beekeeping as a good money-making proposition. Their hive numbers tend to grow exponentially over the years as they get the feel for the various markets; honey, beeswax, bees and hives and queen bees.”

Michael says that raising queen bees is a real specialty and the best queens are frequently sourced from DNA-savvy raisers rather than swarms. “Queens have to be replaced about every two years and the breeders strive for bees that are placid, productive and clean.”

(So essentially, a good queen is easy-going and non-aggressive, a good mother and a good housekeeper. Hmmm.)

Opinions on the best flowering plants to offer bees are as varied as the reasons for taking up beekeeping.

“Traditionalists will advise planting tree species that bees used before we chopped them down,” Michael says; “trees like acacias and eucalypts, blue, grey and flooded gums. Others will argue for trees and shrubs that look attractive in suburban gardens, like leptospermums and grevillea. Still others say self-sufficient market garden plantings are the best; flowering plants like lettuce, cabbage, cauliflower and

various herbs. The essential bottom line is that the plant produces a flower with a nectar source that the bee’s proboscis can reach.”

While the attractions of beekeeping are many, there are other considerations. Setting up as an apiarist costs roughly \$1,000 for hives, frames, safety equipment, bee suit, smokers, and the rest and going into serious honey production will add a further \$1,000 to the bill. Boxes need to be replaced every five to seven years and frames every two to three years.

The Bayside Beekeepers Association has regular Field Days at the Redlands Research Facility in Delancy Street, Cleveland, where the non-cognoscenti can be initiated into the mysteries and marvels of working with bees. The next Field Day will be held on January 14 from 8:00am to 12:00pm; for more information check out their Facebook page or their website at <https://baysidebeekeepers.org.au/>.

Get with the bees; it’ll be a buzz.



Michael Cavanagh, Bayside Beekeepers. Photo: Supplied.



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MAGGIE'S MATES

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Name: Hi, my name's Louie.

Where do you live? I live at Cleveland.

How long have you lived there? For nine months.

What's your favourite local walk? Walking along the Pt O'Halloran esplanade or the Cleveland Markets in my dog pram. I love all the attention!

Your most treasured toy? My Big Ted. Every time I get him back from Mum I chew him so much his stuffing comes out. Then Mum takes him off me again.

What's your favourite food? I love treats like pig's ears; they are the best.

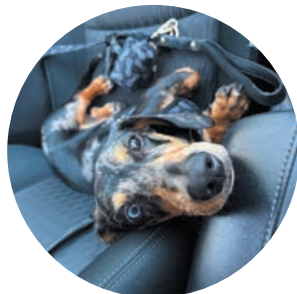
What's your worst habit? I get sad and vocal when everyone leaves me home alone.

What's your favourite local hangout? Anywhere that Mum and Dad go. Or lying in the sun.

Your best doggo friend? My fur cousin, Valerie the Wolfhound.

Do you have any funny or embarrassing stories to tell? The other week I ate my sister's hair scrunchie, and it was not real food, so Mum had to take me to the vet for a big needle which made me vomit. I won't be doing that again!

What do most people love about you? I'm very cute and I have one blue eye and one brown eye.



Name: My name is Lollie.

Suburb: Alexandra Hills.

How long have you lived here? I was adopted from RSPCA at Dakabin on August 13, 2023.

What's your favourite local walk? Valentine Park is close to my house, and I go there most days if I am not checking out other parks in the Redlands.

Your most treasured toy? Any toy that is not easily destructible as I am a five-year-old Jack Russell that likes a challenge.

Your favourite food? Any food (preferably chicken) and lots of it, please. Plus treats which benefit my teeth (Mum told me I had to say that).

Your worst habit: I did try to venture out alone, but my father was in hot pursuit. My parents have worked out my escape route so no more unescorted walks for me. Sad but true.

What's your favourite local hangout? I am new to the area so on my list of local hangouts to visit are: Koala Tavern, Bacchus Brewery, The Bush Pantry, The Bay View Café on Russell Island, and Cleveland Bayside Club.

Your best doggo friends? I don't really have a bestie, however I have introduced myself under the fence to my wonderful neighbour, Loki. Spot slept over. Archer, Sebastian, and Lila said "hello" on my walk.

Any funny or embarrassing stories you'd like to share? When the parents attended my 'Meet and Greet' RSPCA appointment, I said "hello" but really did not pay them much attention at all. Now I just have to show my appreciation and love daily. I just needed a little time and patience on the parents' part.

What do people love most about you? My adorable face, and the way my tail wags a lot since I was adopted into my fur-ever home after being found wandering the streets and surrendered to the RSPCA. People smile at me and I like to smile back to brighten their day.



The Community Leader

WE'RE ALL ABOUT GOOD NEWS

The Community Leader is a monthly publication, home delivered to parts of Alexandra Hills, Birkdale, Capalaba, Cleveland, Ormiston, Redland Bay, Thornlands, Thorneside, Victoria Point and Wellington Point. 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. If your home does not get a copy, you can collect one from a local pick up point.

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

LOCAL PICK UP POINTS

Various shopping centres, cafes, clubs and local businesses.



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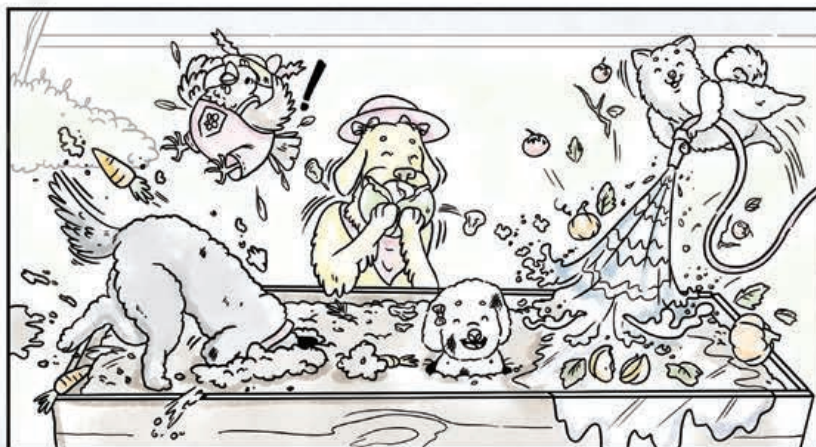
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- Distribution 30th of January to 8th of February
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MISS MAGGIE OF MANLY



WILL CANINE HYDROTHERAPY BE GOOD FOR MY DOG?

BY AMBER STEWART, BF PET REHAB

Canine Hydrotherapy has a number of benefits for our best friends' health and wellbeing. The water's natural buoyancy and resistance assists with strengthening their muscles whilst supporting their joints. The warmth of the water also keeps their joints and muscles warm.

It can be used for maintaining or regaining strength after surgery or injury as well as keeping our older or arthritic friends in their best form possible and let's not forget our athletic companions who can also benefit by working on their endurance, stamina and general fitness in the water.

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COMMUNITY PROFILE: REDLAND YURARA ART SOCIETY INC.

Tucked away in the Pinkland Recreation Reserve of Thornlands, just off Cleveland-Redland Bay Road, you'll find the gallery and studio of the Redland Yurara Art Society.

Yurara is a not-for-profit art society run exclusively by volunteers. It is the oldest and largest art society in the Redlands, established in 1962 by Clothilde Highton and a small group of artists. The Society initially met in Clothilde's home, "Yurara", which overlooked Raby Bay. Yurara is an Aboriginal word meaning "looking eastwards", and the Society initially was known as "the Yurara Art Group".

The group defined its purpose "to encourage practising artists and to awaken public interest in the Arts generally". These remain Yurara's objectives to the present day, though additionally, the Society now extends a warm welcome to all, irrespective of their level of artistic expertise. Eventually, the Society plans to expand its activities to become the Redlands area's major arts and crafts hub.

In 1991, the group became an incorporated entity named the "Redland Yurara Art Society Inc.", known informally as just "Yurara". Following an allocation of land by the Redland Shire Council in the Pinkland Recreation Reserve, a significant fundraising effort was matched by a dollar-for-dollar grant from the Queensland State Government, and Yurara was able to build its own studio, which was officially opened

in August 1992 by the then Premier of Queensland, Mr Wayne Goss. This remains the hub of members' activities. In 1998, a generous bequest from founding member Joan Higgins allowed for an extension that doubled the available space and the creation of a professional gallery.

Yurara holds regular workshops and art classes, including life drawing, tutorials, meetings and social gatherings. Weekly portraiture and en plein air sessions allow members to hone their skills whilst enjoying a social get-together. A feature at Yurara is the members' themed exhibitions of artwork, which change monthly. In addition, each year, a judged major exhibition is held.

The studio and gallery are well-equipped and air-conditioned, with modern hanging facilities and professional lighting. The studio is equipped with a wide variety of art equipment for members' use and an extensive library of books, magazines, DVDs and videos.

Yurara Gallery is open to the public from 10:00am to 4:00pm on weekends. Artworks on display are for sale, and pottery, greeting cards, bookmarks, and other items produced by Yurara members are also available.

For more information, visit the website at <https://redlandyurara.com.au>.



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REDLANDS UNITED ANNOUNCES 2024 FQ ACADEMY COACHES

FROM REDLANDS UNITED FOOTBALL CLUB

Redlands United is pleased to announce its Football Queensland Academy Coaches for the boys' teams for 2024.

Under 10 – Marc Bomhof (C License)

Marc will continue coaching this group after an outstanding season in 2023. Continuity is a big factor for these players as they progress into fully fledged 9 v 9 FQ Academy football. Marc's enthusiasm and passion for youth development are there for all to see. Marc has delivered some quality sessions in 2023, and we are keen to help him on his coaching journey in 2024, which we know will provide a great environment for our Under 10s.

Under 11 – Nik Bruce (C License)

Redlands United FC is delighted that Nik has agreed to do another year with this group. Nik is an excellent coach with a vast knowledge of developing young players. He runs a "tight ship", ensuring all aspects of the team are organised and effective for training and matches. Our Under 11s are in safe hands in 2024.

Under 12 – Peter Merefield (B License) Emilie Rochelet (B License)

Peter and Emilie will co-coach the Under 12 FQA team in 2024. Peter has been a valued coach within the Redlands football community for over a decade. Emilie has been at Redlands United for four years in various roles. Emilie played for Olympique Lyonnais in France and Redlands United in the NPLW. Her coaching resumé from Australia and overseas includes managing and coordinating Junior Development Programs. We are excited that our Under 12 team will get to tap into their vast experiences. Having two experienced coaches will only benefit this group's development.

Under 13 – Sam Langley

Club captain Sam Langley continues to give back. As a proud Redlands junior who made it through the pathway, we see no better individual to guide our Under 13 team in an important year as they transition to 11-a-side football on a full field. Sam has been assisting Pete Merefield in 2023, so he has learnt from a wonderfully experienced mentor.

Under 14 – Brett Godden, assisted by Finn Quigley

Brett continues to deliver a high-quality coaching environment for young players at Redlands. The club is thrilled that he has agreed to coach the boys again in 2024. Assisted by youth team player Finn Quigley, Brett has done an excellent job this season.

Under 15 – James Piercy (C License)

James has been with Redlands for a number of seasons now as a valued team player and, lately, a coach. In 2023, James did a wonderful job guiding the Under 11 team to a successful season. James is also a teacher at Cleveland SHS in the football program. Moving up to the 11-a-side game is a natural progression for him as a coach and will also allow our Under 15 group to experience some new ideas and concepts.



Photo: Supplied.

Under 16 – Tony Eagleton (C License)

Tony returns to Redlands after a successful season coaching Holland Park's Under 15s. Tony is a respected coach who always puts his players first, dedicating hours to individual and team development. The club is excited to welcome Tony back to guide the Under 16s after the boys enjoyed a very successful back half of last season under the guidance of Kris De Graaf.

Under 18 – John Reid (A License), Peter Dunlop (B License)

John's wealth of football experience is second to none in Queensland and will again prove invaluable for the club's young players. It is logical for John to move up from the 16s to 18s as he knows many players and will drive standards and culture in this age group, which is always needed. We are looking forward to watching the duo of Reidy and Pete guide our Under 18 side next season. Peter has worked diligently at Redlands for the last two years and is a valued member of the coaching team. Working closely with his friend and mentor, Peter will benefit greatly from John's experience to assist his knowledge of the game. We know that with these experienced coaches, the next group of young players looking to make the jump into NPL football at Redlands will be given highly effective coaching.

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COOCHIEMUDLO ISLAND: IF YOUR NAME'S MUD — FEATURE IT!

BY JAN NARY

For the unknowing, an island with “mud” in its name could discourage any intended visits. For those in the know, Coochiemudlo (which means “red rock”, the ochre gathered by the Quandamooka people) is a gem in the bay, a precious little place that is becoming increasingly popular with mainland tourists and folk who come for a visit to enjoy the swimming and fishing – and end up staying.

When Jan MacIntyre settled on Coochiemudlo 23 years ago, the population totalled 350. The most recent census put the current population at 870, which, while not astronomical, is a sizable increase on a land mass with a total area of 4.1km². Jan is now the President of the Coochiemudlo Heritage Society, which holds the collected history and artefacts of white settlement on the island.

Matthew Flinders, captain of the ship Norfolk, landed on Coochiemudlo in July 1799 at what is now called Norfolk Beach. Flinders called it the Sixth Island, later known as Innes Island, then reverted to its Indigenous name in the 1880s. While a valuable source of timber, the mosquitoes and lack of a reliable water supply kept white settlement at bay until the early 20th century.

Jan says that the Heritage Society – originally the Historical Society – had early hopes of having a dedicated building brought over from the mainland to house the collection. The dream didn't eventuate and the museum is now housed in a downstairs room of the Coochiemudlo Community Hall. A donation of display cabinets from the Queensland Museum gave the space a distinctly professional air – even though it's run by volunteers – and the museum has a comfortable relationship with its housemate, the Coochiemudlo Library.

While white history on the island isn't extensive, the museum has a collection of historical family artefacts, tools of trade, historical documents, photographs, artwork and books that pieced together give a sense of how this little settlement grew.

“Since 2016, volunteers have compiled a Year Book for the island,” Jan says. “Everything of note goes into it; even the installation of the island's sewage system rated a mention!”

“We have books about the island written by locals and edited by Emeritus Professor John Pearn. *Chronicles of Coochiemudlo* starts with the prehistory of the island and tracks its history through to Federation and World War One. The other really popular book is *Characters, Clothes and Cliffs*, a compilation of stories from various local writers.

“We also have an exhibit about the island's heritage-listed Emerald Fringe that skirts the island between the high-water mark and property boundaries. That's very impressive for such a little place – but my favourite exhibit is the artwork of Rosemary Opala, her line drawings and paintings of the local flora,” Jan says. “Her favourite flowers were the banksias, and they're still very much a part of our bush environment.”



Photo: Supplied.

The landscape of the Emerald Fringe embraces a significant and endangered coastal environment that includes a variety of ecosystems, including littoral forest, tidal mangroves and foreshores. There are low-impact recreational facilities, meeting areas, and some modest community monuments in the Fringe, but no private residences.

There are public amenities and shops on the island, a café, restaurant and beach bar, but Jan recommends having a backup plan for large groups.

“Coochie's only a small place, so a sudden surge of visitors could be a bit overwhelming,” she says. “As well as bringing the standard water bottle, sunscreen – and insect repellent, just in case – if you're coming with a swarm of hungry children, packing a few sandwiches might be a wise move!”

The museum, in conjunction with the library, is open to the public on selected Saturday mornings.

For information about facilities and opening times, check the Heritage Society's Facebook page or website: <https://www.cihs.org.au/>. The History Room Open Day on January 13 offers a great opportunity to learn about a very interesting little island.



BINGO WIN UNITES FAMILY

FROM CAPALABA SPORTS CLUB

During a bingo session at Capalaba Sports Club, a jackpot of \$35,000 was recently won. The winner had been diagnosed with ovarian cancer a year prior and is still undergoing treatment. She and her husband had been desperately trying to bring her son back from Canada, fearing that she wouldn't make it to another Christmas. Fortunately, the jackpot win has made it possible for her to fly her son and his partner back for the holidays. This means that for the first time in nine years, she had all three of her children, their partners, and her three grandchildren under one roof for Christmas. It's a heart-warming victory for a truly deserving winner.

Photo: Supplied.

DISABILITY WORKSHOPS BUILD SELF-ESTEEM AND CONFIDENCE

FROM HERE'S TO LIFE

Here's to Life's Manager, Sue Harvey, and head Dance Instructor Renee Allotta, are excited to announce the Disability Holiday Workshops in January 2024.

These programs provide an opportunity to take part in carefully designed and structured programs conducted in a bright, friendly and colourful atmosphere by fun, highly qualified instructors with many years of experience.

If you're looking for opportunities to keep you and your clients busy during the holiday season, Here's to Life has a schedule of activities suitable for everyone.

Sue says no one is considered unable to participate in the workshops, and all participants are actively assisted and encouraged to grow their abilities. And the exciting part, says Renee, is that they do!

The variety of programs available encourages fun through exercise, building self-confidence and self-esteem, while improving coordination and cognition through numerous forms of dance, including Dancercise, Tap Dancing, Expressive Dance, Drumming/percussion, Drama/Acting, Yoga Therapy, Singing/Karaoke, Art/Art Therapy/Craft, laughter and learning.

All these activities can easily be adapted to meet the unique needs of participants and are fun, engaging and enjoyable for all involved.

Being a not-for-profit organisation, Sue and Renee agree that the workshops would not be possible without financial support from the Redland City Council, and they extend a huge "thank you" to the Council.



Photo: Supplied.

What: Disability Workshops

When: Monday January 8 to Friday January 12, 2024, from 9:15am to 4:15am daily

Where: Redlands Memorial Hall, Smith St, Cleveland

For more details, visit the website at www.herestolife.org.au, or phone Sue at 0407 154 993 or Renee at 0413 178 646. Bookings can be directed to admin@herestolife.org.au.

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ROCKING THE REDLANDS: MAMA JUJU & THE JAM TARTS

Band nostalgia has been the flavour of recent years; the *Silver Chair* memoir, *Midnight Oil's* final concert, the Beatles' *Now and Then* release – but on a somewhat smaller stage a local women's quartet is celebrating its tenth anniversary year.

Mama Juju & the Jam Tarts have been rocking the Redlands since 2014 with their encyclopaedic mix of Celtic, rock, blues, folk and country. Even more impressive than their musical repertoire is the range of instruments these women can play. The setup, which could be an eclectic tour of the orchestra, includes guitars, bass, drums, harmonica, a genuine 1980s keytar, ukuleles, flute and piccolo. All four band members sing so four-part harmonies are a natural and everyone gets a chance to shine with lead vocals. Front woman Julie Minto – Mama Juju – jokes that playing in a group of multi-instrumentalists has its moments.

"Sometimes we forget who's playing which instrument and one of us has to do a quick swap. Having lots of instruments on stage means that quick access to them can sometimes be a challenge. I've found the best place to store my harmonicas is to stuff them down my bra and just rummage around for the right one as needed."

Julie and Vicky Macdonald, who write the group's original songs, started playing together 24 years ago in Irish band Thornlands which took them to many local and interstate festivals.

In 2014 Cath McCourt, was recruited by Julie from BUMs (*Brisbane Ukulele Musicians*), and along with Vicky, the trio Mama Juju & The Jam Tarts was born. (Mama Juju is a name Julie carried over from a jazz duo she played in.) Another group Julie jammed with introduced her to Trish Rodwell who became the Jam Tarts drummer. The newly-formed quartet did local gigs with no real plans for continuing as an entity, but growing popularity – and increasing demand as a party dance band since the addition of Trish's driving drum rhythms – saw *Mama Juju & The Jam Tarts* become an established part of the bayside music scene.

There were a few changes to the line-up; Cath McCourt moved on but still comes back for the occasional guest spot and Connie Di Dato joined the permanent lineup in 2016.

Each of the band members has a long association with music. Julie grew up in a musical family.

"My three older sisters all sang and played instruments, Mum was into musical theatre and played piano, so we all grew up listening to Gilbert and Sullivan, *The Sound of Music* and stuff like that," she says. "Dad played bag pipes. He'd given that up by the time I came along but I remember him singing the occasional Scottish folk song."

Julie progressed to choir and musical theatre in high school, wrote songs and performed in various bands playing guitar, bass guitar, harmonica and ukulele.

Vicky, with classical training in guitar, flute, voice and music arrangement, has played and sung in community orchestras, theatre productions, jazz ensembles, bush bands and folk groups and is Music Director for the Coral Chorale on Macleay Island. Vicky is also a teacher and composer, writing for such varied genres as experimental theatre music and fun songs for children.

"I am lucky to have so many musical influences – when song-writing, I find ideas often burst full-blown into my mind, and can be any genre – traditional, country, ballad, swing, jazz, blues, music theatre, silly kids' songs or quirky pieces." Vicki plays flute, piccolo, keytar, guitar, bass and ukulele – it's been said that given time, she could probably get a decent tune out of a brick.

Trish's burning desire to play drums in her primary school marching band was initially blocked by prevailing gender attitudes. "I was told 'boys play the drums, girls play the fife,'" she says. But you can't keep a born drummer down and at fifteen Trish got her first drum kit. Two years later she got her first car – a two-door Toyota Corolla – and the bass drum took pride of place in the passenger seat; "That's the only place that it would fit!"



Photo: Supplied.

As well as singing and playing tenor guitar, harmonica and ukulele, Trish can play pretty well any percussion instrument she's presented with, including washboard, lagerphone, cajon, congas, bongos, djembe, shakers – and tin kettles. (She could probably get a rhythm out of Vicky's brick.)

Connie is a rock'n'roll devotee who took up guitar as a teenager. "I went to TAFE as a mature age student in 1999 and met other musicians, gained confidence in my musical ability and started a duo," she says. "Later I joined a few bands, including originals band Cosmic Honey which is when I met Julie. I got hooked on performing live and joined The Jam Tarts in 2016. I love the musical versatility and the friendship in the band, it's really good fun."

Connie sings and plays guitar, bass guitar, drums, harmonica and solid body electric ukulele (all the band members play ukulele) and is currently exploring the potential of the violin as well as recording a CD of her original songs.

There are plenty of opportunities to enjoy the Mama Juju & Jam Tarts' magic. As well as being musos for hire they play gigs at the Pub Paradise – Macleay Island Hotel and at the Manly Deck. You can track them down through their Facebook or at <https://www.mamajujuandthejamtarts.com/>

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MORE PLATINUM FOUND IN THE REDLANDS

While they don't get the same international coverage as the Cannes *Palme d'Or* cinema awards, the Gold Coast's Gold Palm Theatre Awards are eagerly awaited every December by theatre groups all over south-east Queensland and northern NSW. Inaugurated in 2009 (originally as the Gold Coast Area Theatre Awards) the "Palmies" are now regarded as an annual highlight by community theatre groups, high schools and colleges.

The brain-child of actor/producer Kate Peters, the awards were initiated in 2009 as a way of publicly acknowledging the contribution made by community and non-professional performers, celebrating the essential part that theatre plays in our society, providing a network of connection and resource sharing and encouraging the pursuit of theatrical excellence.

Kate says that people are transported to another time and place by theatre.

"They're taken away from the problems of their daily lives... performers create magic, and historically live performance has been embraced even in the darkest of times."

Plays presented by participants (50 groups in 2023) are assessed by three judges (from a full panel of 12), all of whom have a long history in theatre as actors, educators, and administrators. Thirty-two awards, covering every aspect of production and stagecraft, are presented at the end-of-year celebration. The pick of the crop is the Platinum Palm Award, presented to the individual or company deemed to have presented/supplied/staged or appeared in a production or given a service to the Theatrical Community which is considered outstanding; this year it will be coming to a home with Theatre Redlands in the Redlands Museum.

Jan Nary, one of the principals of Museum-auspiced Theatre Redlands, was the awarded the trophy for her play about the Australian Women's Land Army, *The Other Diggers*, which premiered in June. A thoroughly researched re-creation of a group of Land Army women, the play was inspired by a talk given by Redland Councillor Paul Bishop.

"Researching, formatting and writing the play was a big task but the results were intensely gratifying," Jan says. "I managed to find two women who had been in the Land Army; their stories were priceless additions

to what I could glean from family members and limited records. I had support from RADF to create a stage presentation – an Australian first, I think – that pays homage to those wonderful women and their vital wartime role, a role that has been largely overlooked by history."

The new trophy will join a Special Platinum Award and a Judges' Discretionary Award, presented for the Theatre Redlands' 2020 Hallowe'en show *When the Darkness Moves*, on the Museum's "Skite Site" display shelf.



Kate Peters with Jan Nary. Photo: Supplied.

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CYRIL, DELMAY AND THE COMBINE HARVESTER...

He's had the John Deere 9750 combine harvester for a long, long time but 59-year-old bachelor farmer Cyril Evans is prepared to give it to a woman of "breeding age" who will marry him. So says the ad that he's run in Queensland Country Life – and that's what kicks off a chain of events that resemble mediaeval warfare in a small-town rural setting. Mixing intrigue, passion, subterfuge, and internecine warfare over land ownership, *Farmer Will Swap Combine Harvester for a Wife* is, in all, a wonderfully funny play from the masterly pen of Hugh O'Brien.



Cyril and Delmay were in love but things got complicated because of his mother and attempted empire-building so Cyril put the ad in the paper and several women – and a man – turn up but not everything is the way it seems to be so things get more complicated but the combine harvester gets repaired and there was a baby ...

Really, the best thing you can do is come to see the show. It's a beautifully written comedy with a strong undercurrent of a serious social issue. Produced by MATES, it opens at Redland Museum on 26 January; for more information ring the Museum on 3286 3494 or go to <https://www.redlandmuseum.org.au/whats-on/events/>.



LOCAL POETRY MEALS ON WHEELS

BY GEOFF SMILEY

They are always at home
to receive a meal and time;
always kind, always
with old-time grace.
After their going
will there still,
be gentleness?

The men tug at the
heartstrings,
Stranded and grieving
in their loneliness.
One had a lathe
on his lounge table;
unused for years.

Women are more resilient.
They have family photos
everywhere,
confirming connection.
There are more of them.

On arrival, I meet
abandoned walkers,
ramps, deafness
and gratefulness.

I place the hot meal down,
(any space in the chaos);
our hands touch
and I compare

the impact of the years.
Wondering, though our
time
is similar, about the
randomness of life.
© Geoff Smiley

*Services given to people
in the community provide
an awareness of those we
serve. They have an impact
also on the visitor.*





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KISSING, BREAKING AND POTTING — IT'S ALL IN THE GAME

January. Most of the holiday money is spent, the festivities are over, all the new movies have been seen and the young folk still have another month off school. In the hunt for something new and different to entertain them, it might be worth introducing them to the gentlemanly pastime of Cue Sports. Redlands RSL Snooker Club has a dedicated billiards room with three tables, coaching is available and juniors are welcome.

Remembering the old aphorism that skill at snooker is the sign of a misspent youth, and knowing that most classic gangland crime movies feature at least one shoot-'em-up brawl in a pool room, why would you send your child to a cue sports school?

Lots of reasons, according to former Redlands RSL Snooker Club President Belinda Dinga. Her son Jayden started learning snooker 12 years ago at the age of six; he's now the Australian Junior Champion and will be travelling to Albania next year to try for the title of World Junior Champion in the World Snooker Federation World Championships.

"Involvement in snooker has given Jayden so many wonderful opportunities and young players learn more than just how to play the game," she says.

"It teaches them respect, self-control, discipline and sportsmanship. Jayden has a job that he loves at a snooker centre in Calamvale, he's travelled all around Australia and to New Zealand playing and competing and he's had residential invitations to China and England. It's had such a good impact on his life. The Redlands club has always been a main feeder into the game; it's the strongest junior club in Australia."

Jayden's 16-year-old younger brother Lucas is showing a stirring of interest in the game and six-year-old Lachlan, the family junior, already wields the cue; on his tip-toes at the family pool table and on a step at the higher snooker table. That their dad, Ed, is an accredited coach has no doubt helped their interest but Belinda gives most of the credit to Bob Turpin, the RSL Juniors' coach who trained the boys and put Ed through his coaching exam.

"Bob's a wonderful person; he's been coaching Redlands kids, gratis, for more than 25 years and his juniors have won more than a hundred state titles and over 50 national titles," Belinda says.

"He's still a great player. Unlike many high-impact sports that have a physical age limit, snooker travels into your later years with you very comfortably."

Bob started playing pool when he was an apprentice at an engineering firm. The firm set up a snooker team; Bob joined and the flame was lit for a lifetime passion. He started coaching at the Redlands RSL thirty years ago and still plays – successfully – in the Golden Oldies comps. Bob has coached many of the players he competes with; his oldest pupil was ninety. His favourite game is now billiards, rather than snooker; "It's a more technical game, you have fewer options so you need more control."



Photo: Supplied.

Bob says a positive approach is essential when coaching, especially with young players.

"You need to be able to impart information in a few simple instructions; just give them a few words and let them play the shot. Always find the positive part, the thing that they're doing right and give them praise for it."

Bob has stepped back into the role of assistant coach to Club President Paul Talbot, who attributes much of the Club's strength and success to in-house and community support.

"The RSL is a godsend; they really look after us," Paul says. "We're one of three clubs in south-east Queensland that have a dedicated snooker room that's separate from the gaming room, which means there are no poker machines there and that makes the room accessible for young players. The membership and management of the club can see the value in cue sports and Bob and I are more than happy to commit our time as coaches. That's a recipe for success."

Paul says that membership is open to all genders, abilities and ages from six up. He has fond memories of learning to play billiards as a 13-year-old with family friends on his father's fold-out table "in a shed down the back". Paul went on to become a regular 8-ball pool player and committee member in various clubs and holds high hopes for the coming generations of players.

For more information go to <https://redlandsrsl.com/members/sub-clubs> or contact Paul on 0417 752 489 or at redlands.snooker@gmail.com.



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NEW YEAR, NEW ENERGY SAVINGS WITH SOLAR

FROM GOODHEW ELECTRICAL AND SOLAR

As we step into a new year, the spotlight continues to shine on sustainable, cost-effective living, with an increasing number of homeowners turning to solar power and battery solutions to both reduce their carbon footprint and save on energy costs. Goodhew Electrical and Solar, a leading player in the renewable energy sector, is at the forefront of this green revolution, empowering households to make the switch to cleaner and more cost-effective electricity.

Government incentives have played a crucial role in encouraging the adoption of solar power over the years. Although each calendar year sees a reduction to the value of the incentive, it still offers great value towards the upfront cost of a new solar system.

Solar panels generate electricity from sunlight during the day, allowing homeowners to significantly reduce their dependence on the grid. This, in turn, results in lower electricity bills. With the integration of battery storage systems, homeowners can store excess energy generated during the day for use during peak hours or when sunlight is scarce. This fosters energy independence and shield households from fluctuating electricity prices such as 50c/kWh demand pricing which some homeowners in the bayside are now paying between 4PM and 9PM.

In 2024, solar remains one of the best ways to cut your electricity bill and start saving. If you're looking to add solar or battery storage on your property, or simply looking to upgrade your existing system, chat to the team at Goodhew Electrical and Solar.



As one of Queensland's most awarded solar retailers, Goodhew Electrical and Solar has earned a reputation for excellence in providing tailored solar solutions. The solar and battery experts at Goodhew walk homeowners through the entire process – from system design and installation to ongoing maintenance. By partnering with Goodhew, homeowners can make informed decisions that align with their specific energy needs and financial goals.





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Diverse range of apartments and price-points proves a winner at Laguna Waters

Interest in the newly commenced stage two of Laguna Waters (the Magnolia building) is exceeding expectations with a four-fold increase in enquiries since construction began, according to onsite project manager, Cody Fraser.

“Many buyers have already secured their stage two apartment, especially in light of the missed opportunities in stage one, which was 95% sold before completion,” says Cody.

“One of the key objectives at Laguna Waters is to provide a diverse range of apartments and price-points to appeal to a broad range of owners.

“Downsizers, ‘right-sizers’ and first home buyers have all made Laguna Waters their home as it’s one of the only bayside resort-style projects that offers 1-bedroom, 2-bedroom, 3-bedroom and 3-bed plus MPR with prices starting from \$439,000” says Cody.

The development boasts an array of remarkable

resident facilities, setting a new standard for community living. Luxurious resident lounges, a fitness room, outdoor BBQ areas and a relaxing pool and spa make up part of the facilities which are available to the owners at Laguna Waters, with more facilities coming in future stages.

Another big attraction is the location. Laguna Waters is conveniently situated across the street from an award-winning supermarket, doctors’ office, cafés, bakeries, gym, fast food and more, and it is less than five minutes’ drive to Coles, Woolworths, Raby Bay and the Cleveland train line.

“We also have a bus stop right out the front of Jacaranda on Bloomfield Street with regular services to and from Cleveland Station and Raby Bay,” advises Cody.

“The construction of Magnolia is full steam ahead for 2024 and we’re excited to report that the basement is all but completed and we will soon see the magnificent Magnolia building starting to take shape.



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ISLE – Wellington Point’s newest development sees demand from downsizing families

FROM IRONBARK PROPERTY PARTNERS & URBAN SOLACE

I S L E

WELLINGTON POINT



A collection of six single-level homes ranging in size from three to four bedrooms have been designed with the downsizer in mind by Brisbane-based developers Urban Solace and Ironbark Property Partners.

Nestled within immediate walking distance to the Main Road precinct, train station and local walkways, this project has caught the eye of downsizers seeking low-maintenance living without the stairs and body corporate.

“We saw an opportunity and made a conscious decision to move away from what could have been developed (townhouses) and pack more into fewer dwellings, ensuring all homes were lowset to suit buyers increasingly wanting that style of living,” explained Urban Solace Director Damian McIntosh.

“We saw a gap in the market for well-appointed, low maintenance, lowset homes and tried to do our best with the product. We did this by reducing the number of homes permitted on the site whilst maximising the site’s unique

characteristics – namely, north-facing outdoor entertaining areas.”

With two expansive four-bedroom, dual-living family homes to bookend the project, the development offers buyers unique lifestyle opportunities previously undeveloped in the bayside.

In the heart of this private community are four single-level, three-bedroom duplexes designed specifically for the discerning downsizer looking for all of the lifestyle benefits of a unit or townhouse but still wanting an independent location to call home.

All design elements have been carefully considered to emphasise the benefits of living by the bay. Lofty 2.7-metre ceilings and oversized windows are designed to catch the bayside breezes (effectively rendering air-conditioning unnecessary)

while allowing light to flood living spaces.

“Our enquiry to date has been primarily from local residents seeking unit living alternatives, or families whose children

have flown the coop and are looking to stay local, but without the stairs and yard,” says Director of Ironbark Property Partners Mitchell Willett.

“This group of enquiry has by far exceeded any other group of interested parties. However, we still had good enquiries from interstate movers and broader south-east Queensland residents.”

The project is due for completion in February 2024 and is currently being built by Brisbane-based builder Modcon Homes, with just four homes remaining on the market.

If you would like further information on this limited opportunity, please visit <https://www.urbansolace.com.au/isle-wellington-point> or call Mitchell Willett at 0422 391 330.



Body corporate reforms strike the right balance

FROM THE REAL ESTATE INSTITUTE OF QUEENSLAND

The Real Estate Institute of Queensland (REIQ) is commending changes to a number of contentious body corporate matters that were previously placed in the “too hard basket”, and have now been bought into line with modern community expectations.

The Body Corporate and Community Management and Other Legislation Amendment Act 2023 was passed by the Queensland Government, overhauling several Acts that regulate community title schemes in Queensland.

In summary, the body corporate changes will:

- Allow body corporates to make by-laws to prohibit smoking (including vapes) in outdoor areas and communal areas of strata communities,
- Prevent body corporates from making by-laws with blanket pet bans in community title schemes, and introduce a mechanism for pet approvals,
- Clarify and enhance the ability for body corporates to tow vehicles from common property in a timely manner, and
- Reduce consensus for scheme termination from unanimous to 75% of lot owners in limited circumstances.

REIQ CEO Antonia Mercorella said the reforms would help modernise apartment and unit living.

“The REIQ certainly supports the viewpoint that quiet enjoyment of people’s homes is a right that should be upheld and not restricted as much as possible,” Ms Mercorella said.

“However, we recognise that due to the nature of sharing a title and being in close quarters, there needs to be laws that govern

communities with clarity and necessary protections to keep everyone within them safe.

“As our population grows, living in apartments and units is becoming more common place, and it’s important to ensure our laws keep pace with changing community standards and expectations, and are balanced so that this lifestyle remains attractive in our state.”

Ms Mercorella said the ability for body corporates to self-regulate and potentially prohibit smoking in outdoor areas such as balconies, courtyards, patios and verandas had attracted a high level of debate.

“When moving into a unit or apartment complex, people generally go in eyes-wide-open and understand that there are certain limits that apply to common use areas,” she said.

“However, many of us agree that ‘my home is my castle’ and that you should be able to live the life you want to live when you’re in the boundaries of your own home.

“Of course, the challenge comes with the fact that when you live in an apartment or a unit, your activity can also have an impact on others who live very close by – which is the case with smoke drift and second-hand smoke risk.”

She said legislative reform to prevent body corporates from banning pets, except in specific circumstances, had been another controversial topic in body corporate schemes.

“Historically it’s not uncommon to see body corporate bylaws with a blanket pet prohibition that says ‘no pets allowed’, and time and time again we have seen those bans being overturned,” Ms Mercorella said.

“We know pets are an extension of our families

in many cases and the mental health benefits of having pets has been widely reported, so this reform will come as welcome news to many.

“However, it’s the REIQ’s view that there’s a missed opportunity to align this legislation to the Residential Tenancies and Rooming Accommodation Act regarding the timeframe for a decision in relation to a pet request – any inconsistency will likely impact lot owners that rent their properties on the residential rental housing market.”

In relation to allowing body corporates to tow motor vehicles if parked in contravention of a by-law, she said the REIQ expects this will be welcomed if there’s sufficient notice.

“This reform addresses situations such as visitor parking being monopolised by the same lot owners or their guests, when the benefit is meant to be enjoyed by all,” she said.

“Our view is that stakeholders should be educated about what signage should be erected and what information should be provided to lot owners about parking and towing by-laws, liability for the cost of same and particularly, with respect to third party guests.”

She said the most controversial change was to allow the termination of a community titles scheme for economic reasons, after providing a termination plan and following a prescribed timeframe, with 75% of lot owners voting for the motion.

“This scheme termination reform, which was raised at the Housing Summit, is limited to specific circumstances with ageing or rundown buildings that will become unviable within five years, and there are rigorous statutory hoops

to jump through to satisfy this,” she said.

“From our perspective, it was particularly important to see adequate consumer protection measures included for vulnerable people, such as options for recourse, and compensation for lot owners as well as for parties with contractual interests in the scheme.”

In addition, changes have also been made to the Land Sales Act 1984 impacting the operation of sunset clauses in off-the-plan land sale contracts to:

- Limit when property developers can invoke sunset clauses in contracts for the sale of land to specific situations, including requiring buyer’s consent.

“It is our view that the proposed provisions, albeit offering strong consumer protection, may lack consideration for the commercial challenges faced by developers in providing housing,” Ms Mercorella said.

“We appreciate that in what has been an unprecedented, extraordinary market period, that there have been some reports of developers pulling the pin on developments and leaving buyers to start again.

“However, our concern is that this now legislates an outlier issue which is not prevalent or evident in today’s market now that we’ve returned to ‘normality’, and under normal circumstances these clauses are needed for developers to avoid bankruptcy on unfeasible projects.”

She added, “As peak body, the REIQ is committed to developing resources and training for the real estate sector to ensure they are supported and prepared for the changes.”

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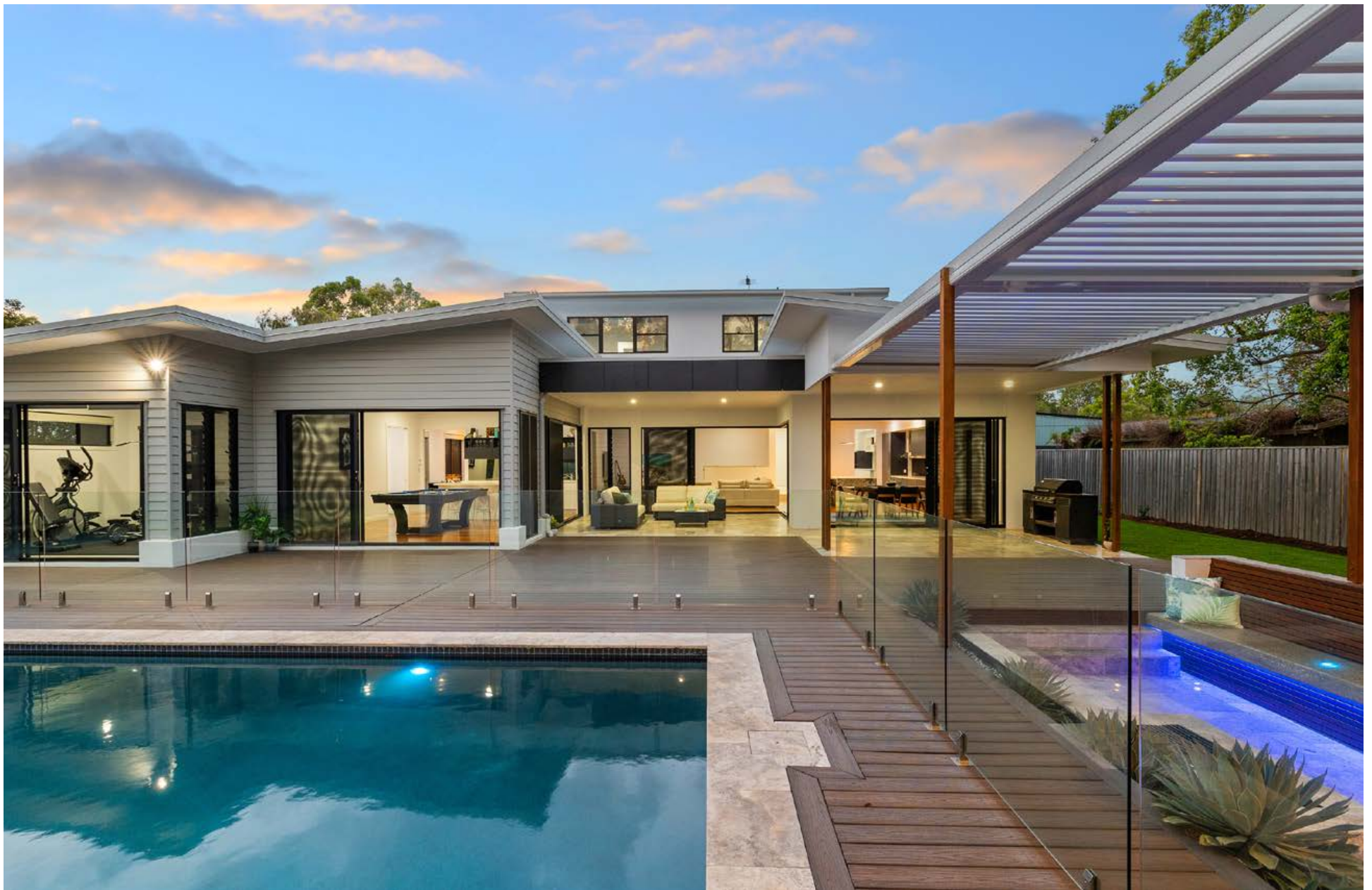
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Apartment buyers flock to easy, breezy living at Redland Bay

FROM CARBONE DEVELOPMENTS

Carbone Developments' latest boutique apartment offering, Breeze, has attracted significant buyer interest, with 80 per cent of apartments already sold off-the-plan, and construction completion expected in Q2 2024.

Redland Bay provides the breezy backdrop for the 24-apartment complex, designed with relaxed living in mind, featuring larger-than-usual floorplans and commercial space on the ground floor. Many of the apartments even get bay views.

Marketing and Sales Manager at Carbone Developments, Heidi McCoullough, expects the development to sell out soon, prior to completion, as did their last project Bay House, just next door to Breeze.

"There isn't a lot of apartment supply in Redland Bay. We're seeing a lot of local downsizers opting for apartment style living, as it's low maintenance, safe, a 'lock and leave' solution if they want to travel and is

conveniently located to the local amenities. They love the Redland Bay area and would prefer not to leave," Ms McCoullough said.

"The nearby Redland Bay Village shopping centre has been reactivated with a new Woolworths, retail, cafés and specialty stores, so when I think of my buyers, they're looking at our project from a retirement, downsizer perspective and in the longer term, they may not be driving, but still have convenient access to supermarkets, doctors, dentists and cafés. Having those conveniences is essential to keeping the older demographic in Redland Bay rather than having them leave.

"I'm involved in many aspects of the project, including the design, interiors, marketing and sales, so I am working one-on-one with the buyers, and really understanding what it is they are looking for. I see the project through from when we first buy the site to handing over the keys to our buyers. Seeing something on paper come to life and having clients move in, that's something that I love."

And while reports of labour and material shortages have dominated news headlines recently, Ms McCoullough says Carbone Developments can rely on its 20+ year reputation in the industry to attract quality subcontractors.

"We're lucky that we're both the developer and builder of the project; we have all of our subcontractors that we work with ready to go. Yes, trades are in high demand, so it does have its challenges at times, but we've been building and developing for over 20 years, so we have quality and loyal tradesman," said Ms McCoullough.

"For us at Carbone Developments, having the ability to develop and build something so special in an area that needs this style of housing, is great. It's nice for the locals who are downsizing to stay within the area they love, rather than having to move elsewhere."

Breeze is located at 136 Broadwater Terrace, Redland Bay.

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Cashed-up downsizers and small businesses owners are underpinning strong sales of "Man Caves and She Sheds" – small industrial units in commercial-zoned suburbs, often built with a mezzanine, kitchenette, toilet, and shower for comfort.

The shift towards apartment living or smaller houses and the ability to purchase property in self-managed super funds has resulted in a corresponding boom in sales of industrial warehouse/office units.

People aren't just using them for traditional business. If you've got too much stuff in your garage and your partner is telling you to move it out, you've got a bit of money, you're cashed up ... it can be anyone from a guy getting a truck out of the garage to someone wanting to store vintage cars, boats, bikes or jet skis or even a pool table and bar for your friends to hang out.

A Man Cave offers a temporary getaway from the pressures of work; it's a place to decompress and refill with emotional energy for a happy and healthy life.

Units are available to purchase now at Redlands Business Park. Sizes ranging from 143m² up to 180m² with the 49m² mez included for office space. Priced from \$540,000+gst. For an IM please contact agents.



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BAYSIDE KARATE CLUB UNITES TO FIGHT BACK AGAINST CANCER

FROM GKR KARATE

When one of our instructors at GKR Karate fought back against her own battle with breast cancer, she felt the best way to celebrate was to educate. Since then, GKR Karate has proudly supported The Pink Belt #StrongerTogether campaign.

During October, Instructors and students swap their traditional belts for a pink belt, to raise awareness and much needed funds to help find a cure for cancer. With over 22,000 students in Australia, the support for this cause is significant each year, and all proceeds go to the Cancer Council.

GKR Karate has raised over \$70,000 in Australia alone during this year's campaign. Our New Zealand and UK students and instructors also contributed almost \$40,000 to this worthy cause.

As a club, GKR Karate prides itself on its inclusive and supportive culture, making martial arts accessible to everyone regardless of age, gender, fitness levels or abilities.

Although we promote self-defence and fitness, our style also fosters positive values, confidence, discipline, focus and wellbeing.

GKR Karate runs sessions in Redland Bay, Victoria Point, Cleveland, Wynnum, Wellington Point and from our own Karate Centre in Capalaba.

To find out more about classes in your area, please contact Sharyn Dunbar on 0405 101 803 or sdunbar@gkrkarate.com.



Photo: Supplied.

MY LOCAL MEMORIES: HOLEY SMOKES!

BY ROSS FARLEY, BAYSIDE RESIDENT

When I was in high school, smoking was socially acceptable, and many teachers smoked, but they were not permitted to smoke in the classroom.

One of my teachers regularly smoked in class and the principal would try to catch him in the act by walking along the hallway and looking into the classroom. However, the principal used to make a distinctive sound shuffling his feet on the concrete floor, so we always knew when he was coming. When the teacher heard shuffling shoes, he would stub out his cigarette in his fingers and drop it in his trouser pocket. No one said

anything but he would smile at us, and we would all smile back. The principal would look in the room and perhaps say "hello", but we all knew what was really going on.

On one occasion the teacher failed to extinguish his cigarette before dropping it in his pocket. Soon smoke started rising and the teacher started slapping his leg to put the cigarette out. By then the principal was gone, the teacher had an embarrassing hole in his pants and everyone, including the teacher, had a good laugh.





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AUSTRALIAN YOUTH WATER POLO CHAMPIONSHIPS RETURN TO BRISBANE

The Australian Youth Water Polo Championships will make an exciting return to Brisbane from 5 to 16 January 2024. Brisbane helped launch the event in 2019; in 2024, 210 teams and 3,000 competitors, aged 12 to 18 years old, are expected to take part. The Australian Youth Water Polo Championships (AYWPC) is the largest water polo Club competition in the Southern Hemisphere and this year's event is the biggest ever.

AYWPC's Acting CEO, Tim Welsford, says Championships engender unity amongst the teams.

"The Australian Youth Water Polo Championships began as a way to unite the junior water polo community in Australia, and have done so ever since the first event was held in Brisbane in 2019. The event remains a fantastic way to bring teams and clubs together in a tournament environment and promote the sport of water polo.

"Keen water polo players from all over Australia and the world are attracted to the event, with hundreds competing from U12 through to U18. While they all come from different teams and backgrounds, the one thing they all have in common is their love for the sport."

The age groups used to be run separately over different locations, but this event draws together all the competitors, who will come from across Australia, NZ and even the USA. It's not just the competitors who will feel the adrenalin rush; Tim says that water polo is a wonderful experience for spectators.

"Water Polo is a fantastic spectator sport, known for its competitive play and close games. At the Australian Youth Water Polo Championships there is seating available for all matches, with the crowd known to be quite loud during an especially competitive rivalry match or finals game," he says. "As an added attraction, both the Ord Minnett Aussie Sharks and Aussie Stingers (senior national teams) will be playing a three test match series to headline the event."

As well as providing young competitors with the opportunity to compete across a wide peer group, AYWPC brings to light some first-class talent.



Photo: Supplied.

"Our teams compete at the Australian Youth Water Polo Championships for a variety of reasons. For some, the event gives them their first insight into major, national-level competition, while for others, this event acts as a great opportunity to continue improving their skills in the pursuit of selection to the National Age Group Program. Regardless, all teams attend the Australian Youth Water Polo Championships for the camaraderie and positive environment the event is known for."

For more information about the Australian Youth Water Polo Championships check the website <https://www.waterpoloaustralia.com.au/wpal-events/aywpc/>. Ticket sales for the Ord Minnett Sharks and Stingers tickets: <https://www.trybooking.com/events/landing/1105209>



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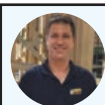
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BULLDOGS' CLUBHOUSE EXPANDS OPPORTUNITIES

FROM THE CAPALABA BULLDOGS

Members and players at Capalaba Bulldogs will be enjoying new facilities in 2024, after the Old Cleveland Road-based club invested in a new interior and expanded its external deck.

The new clubhouse interior has been designed by local business and club sponsor Alex Shaw, with the facility now available to host external functions for over 100 patrons as well as the club's own events.

"Our clubhouse has recently undergone some major changes and we would like to thank Alex Shaw and her team at local provider Tea Cup Cottage, who had the vision for this wonderful new clubhouse interior," said club president Shaun McAney.

The new interior has already proved a hit with the club's first team, with the Football Queensland Premier League squad holding their end of season presentation at the facility in November.

In addition to an internal clubhouse makeover, the Bulldogs now have an expanded deck with full wheelchair access for supporters and players to enjoy. This has been partly funded by a grant from Redland City Council, with the building work completed by local businesses.

"Capalaba FC has been very fortunate to have partnered with Blue Tongue Pantry and the Tea Cup Cottage Group, and the grant from the Council was a big help. Together we are working towards building a truly inclusive football environment for all our players, parents and supporters," commented McAney.

Both the club's senior teams – men's and women's – will be competing in Football Queensland's Premier League 1 this season, the second-highest level in the South-East Queensland region. Its highly regarded youth and junior academy teams are also competing in the state's second tier in 2024.



Capalaba Bulldogs' president Shaun McAney with Blue Tongue Pantry's Cosimo De Nichilo. Photo: Supplied.



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HAPPY NEW YEAR AND HAPPY FISHING!

BY SPERO KARTANOS

Happy New Year to all our readers, and happy and healthy and good fishing in 2024. How time flies!

During the school holidays and the Christmas break, there's nothing better than spending time on the water in Moreton Bay with the family. Thousands of boats will be out with the families catching a fresh fish for the table.

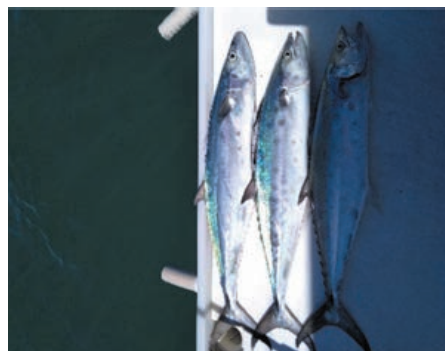
The bay has so many fishing options, from the fun of catching whiting to the tiger squid. Prime fishing spots in January will be around the shallows from the Chain Banks, the Rous Channel, the western side of Moreton Island, and Amity Banks.

The tiger squid season will get better as the water clears after storms and heavy rains, and in large tides, they should also front up at Green Island. At the moment, they're in the weed banks at the Small Boat Channel and all through the Rous and Amity Banks. The weed banks at Moreton Island will produce plenty of squid, especially an hour

each side of the tide and at dawn and dusk.

Snapper and squire and some really nice sweetlip will be around this time of year at Mud Island and the Lazaret Gutter at Peel Island, St Helena and Green Island, but for me, the best thing will be getting plenty of whitebait at Peel and Green Islands at night. Whitebait is one of our favourite foods to eat, and all you need to catch these tasty critters is a butterfly net and a light at the back of the boat at night. If you need a good bait net on a long cane, you can order or get one from Water Tower Bait and Tackle.

If all things line up in the universe, the spotty mackerel should start entering the bay in January. They are so nice to eat and so much fun to catch. Use a chrome slug and a spinning rod, and just cast and retrieve where you see them chopping up the water. I use the 34-gram chrome slugs; there



is no need to spend lots of money on them. Water Tower Bait and Tackle carry my chrome slugs, which don't break the bank if you lose a few.

With all the extra boat traffic, be aware and keep a good eye on the weather. It's always better to cancel or postpone a fishing trip than put your friends or family in danger.



Photos: Spero Kartanos.

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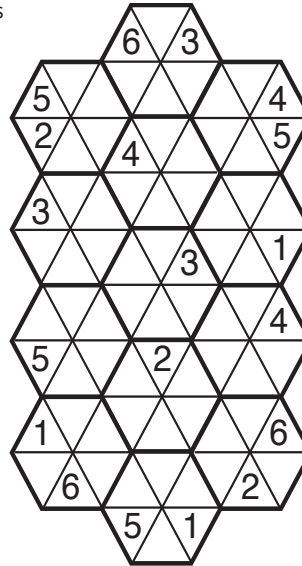
Sudoku

Fill in the blank cells using numbers from 1 to 9. Each number can only appear once in each row, column and 3x3 block.

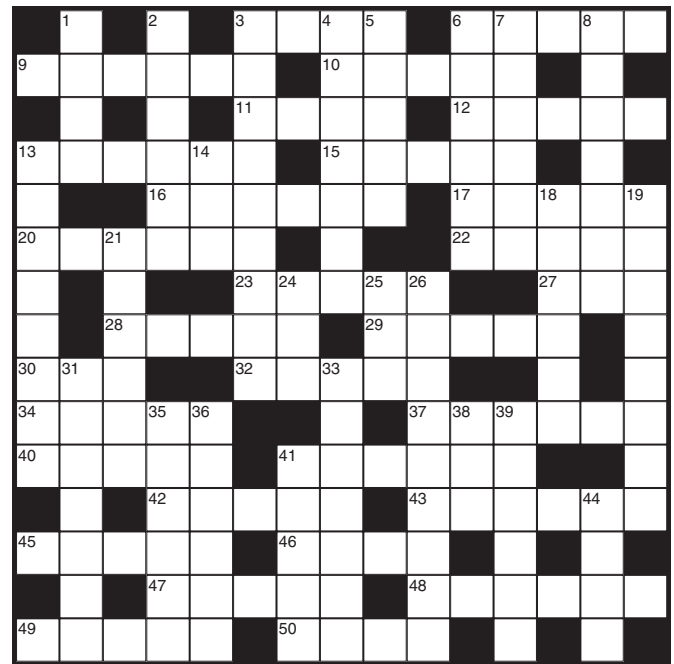
1		9		6			3	5
3								
6	7		8				4	
		7			6		2	
	8		3	5				4
	3	6			8		5	7
	1			4		9		
							8	

Quick Workout

Fit the numbers 1, 2, 3, 4, 5 and 6 into the hexagons so that where the hexagons touch, the numbers will be the same. No number is repeated in any hexagon.



Crossword

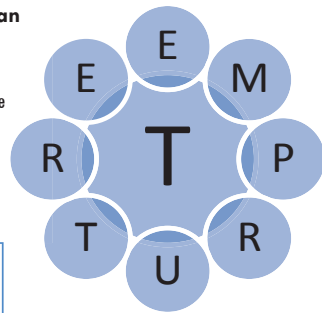


Focus

An All Australian Word Game

- * Each word must contain the centre 'Focus' letter and each letter may be used only once
- * Each word must be four letters or more
- * Find at least one nine letter word
- * No swear words
- * No verb forms or plurals ending in 's'
- * No proper nouns and no hyphenated words

TODAY'S Good: 13 words
FOCUS Very good: 23 words
 Excellent: 33 words



Reference: Macquarie Concise Dictionary
 Focus No. 3877

ACROSS

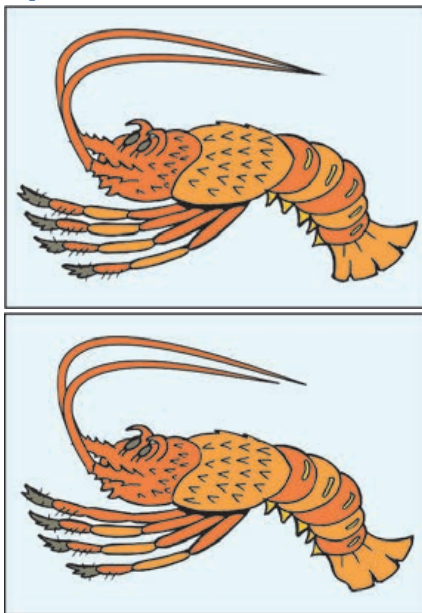
- 3 Muslim leader
- 6 Corolla leaf
- 9 Malignant substance
- 10 Evil spirit
- 11 Implement
- 12 Patient and uncomplaining
- 13 Soup
- 15 Man's name
- 16 Buccaneer
- 17 Send money
- 20 Sea nymphs
- 22 French river
- 23 Church office bearer
- 27 Japanese monetary unit
- 28 Food dressing
- 29 Parts of speech
- 30 Obtain
- 32 Held principle

DOWN

- 1 Sport
- 2 Leak out
- 3 Cross, as lines
- 4 Taken as one's own
- 5 Confused fight
- 6 Puzzling questions

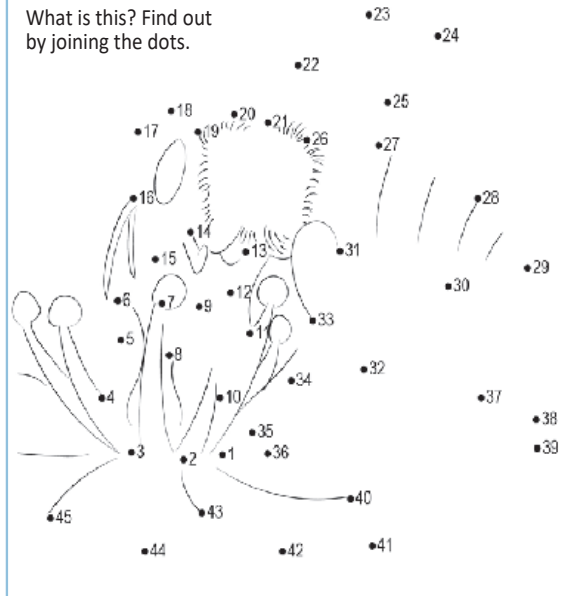
- 7 Meal course
- 8 Silly
- 13 Portions of a writing
- 14 Spirit
- 18 Failed to hit
- 19 Offered
- 21 Corroded
- 24 Sheltered side
- 25 First woman
- 26 Withdrew from enemy
- 31 Highest mountain
- 33 Closest
- 35 Inherent character
- 36 Made harsh sound while sleeping
- 38 Do wrong
- 39 Found fault constantly
- 41 Prison rooms
- 44 Therefore

Spot the 5 Differences



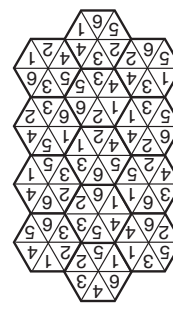
Join the Dots

What is this? Find out by joining the dots.



Solutions

Puzzles and pagination supplied by Auspac Media



FOCUS: erup meet mete metre mute mutt mutter
 mutterer part perter peter putt putttee putter repote teem
 temp tempt temper term terret tree true trer
 trump trumpet TRUMPE TER turret ureter utter utteter

SPOT THE 5 DIFFERENCES: Antennae shorter, segment missing from leg, extra spike on back, missing hair from leg.

JOIN THE DOTS: Kangaroo

CROSSWORD SOLUTIONS:

7	5	4	6	9	3	1	8	2
8	1	2	5	4	7	9	6	3
9	3	6	2	1	8	4	5	7
2	8	1	3	5	9	6	7	4
4	6	3	1	7	2	5	9	8
5	9	7	4	8	6	3	2	1
6	7	5	8	3	1	2	4	9
3	4	8	9	2	5	7	1	6
1	2	9	7	6	4	8	3	5

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BBQ LAMB CHOPS WITH A MINTY MARINADE RECIPE

Fire up the barbecue for this simple grilled lamb chop recipe packed with flavour, thanks to the generous amounts of fresh herbs in the marinade. Add some crusty bread and your favourite salads, and you've got a gourmet feast that makes a backyard barbecue something special.

INGREDIENTS

- 8 -10 lamb chops
- 3 cloves garlic, minced
- 1/4 cup fresh mint leaves, finely chopped
- 1/4 cup fresh rosemary leaves, finely chopped
- 1/4 cup olive oil
- 2 tablespoons red wine vinegar
- 1 tablespoon Dijon mustard
- Salt and pepper, to taste
- Lemon wedges and rosemary sprigs to serve

METHOD

1. Whip up your marinade

In a small bowl, whisk together the garlic, mint, rosemary, olive oil, red wine vinegar, and Dijon mustard. Season with salt and pepper, and your marinade is ready for the lamb.

2. Massage your chops!

Place the lamb chops in a shallow dish or a ziplock bag. Pour the marinade over the lamb and massage it into the meat so it's coated all over. Cover the dish with plastic wrap or seal the bag and refrigerate for at least two hours (or overnight if you're organised) to let the flavours infuse.

3. Fire up the barbie

Preheat your BBQ to a medium-high heat.

4. Get ready to grill

Remove your lamb chops from the marinade and shake off any excess (keep the marinade for basting while your lamb is cooking). Place the chops on the barbecue and grill for around four to five minutes, turning halfway if you like your meat medium-rare (recommended) or longer if you want it well done. During the last minute of grilling, brush the lamb chops with the leftover marinade, giving the meat a delicious glaze.



5. Take a break

Your lamb chops are now done, but they need to rest for a few minutes. Take them off the grill and cover them with tin foil.

6. It's time to eat

A squeeze of lemon over your chops will add an extra zing, and you can even garnish with more freshly chopped mint and rosemary.

THE TIMES, THEY ARE A CHANGING...

SHANE RENDALLS

your INDEPENDENT Candidate for Division 5

As both the Mayor and Division 5 Councillor are NOT running in the 2024 Redland City Council election, change is here.

Shane Rendalls is the only INDEPENDENT CANDIDATE for Division 5 and 100% focussed on the community. He's NOT affiliated with any existing Councillors or candidates for Mayor. He's NOT part of the Labor Party Group, nor the Liberal Party. Shane is 100% focussed on the community in Division 5.

DOING THINGS WITH, NOT TO, THE COMMUNITY

Shane is a leader and performs many roles across local and regional committees, boards and community groups, to actively make Division 5 and the whole of Redlands an even better place to live and work.

He works with these teams to identify and prioritise issues, developing achievable strategies to implement the change we need. As Councillor, Shane will continue to advocate for the COMMUNITY to make Council:

- **HEAR** our community voice in policy & planning
- **TRANSPARENT** about how decisions are made
- **ACCOUNTABLE** to residents
- **REDUCE WASTE** in environmental & monetary ways
- Deliver **BETTER VALUE** for the high rates we pay
- **IMPROVE TRANSPORT** across the Redlands
- Increase **ECONOMIC OPPORTUNITY**
- Consider **HEALTH & WELLBEING** as policy outcomes
- Protect and future-proof our **ENVIRONMENT**



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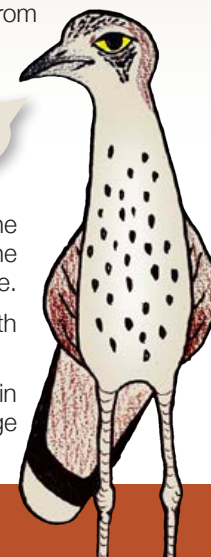


Shane DIV 5
Rendalls
IS REDDY

RUNNING AS AN INDEPENDENT MEANS THAT I AM:

- Not obligated to the Mayor or other Councillors for funding my campaign
- Clear and transparent about where my campaign funding comes from
- Able to work with whichever Mayor and Councillors are elected
- Acting in the best interests of Div 5 residents
- Free to speak out, without fear or favour

I AM YOUR LOUDEST VOICE



UNDERSTANDS COMMUNITY

As a parent of four adult children and a grandparent, Shane knows the struggle that young families face, whether buying a home or paying the rent; establishing their career; building a business; or balancing childcare.

He knows what it's like to be a carer for the aged and people living with a disability.

With a professional Social Work background and executive roles in the Health and Community sector, he's consulted and advised large Corporates, Government departments and led legacy change.

0423 606 384 www.shanerendalls.au

*Authorised by: Shane Rendalls,
2 Bayview Drive, Russell Island, Qld 4184*

Finances after Christmas

BY LAURENCE SMITH, FINANCIAL ADVISER, UEM WEALTH

Happy New Year. Congratulations, you made it. Most people will take time through the Christmas and New Year period to relax or visit family members. Some may look on the holiday period as an opportunity to get a home project or two done. It is also a fantastic time of year to conduct a financial health check for yourself to take stock of what has happened in the last year, and prepare for what you hope to happen next year.

The easiest place to start is a personal balance sheet. Put simply, this is a list of everything that you own, and all of your debts. I find it simple and logical to divide assets into categories, starting with personal, then investment, then business, and finally superannuation. The internet can provide some help with valuations for cars and property. When in doubt, put down a reasonable estimate of value, and try to resist the temptation to inflate the value of personal collectable assets like classic cars or art.

Once you know the value of everything you own, put down the value of everything that you owe. I normally do this in order from the longest-term debt (like property mortgages) down to the shortest term debts like credit cards. If you have succumbed to post-Christmas sales, this may

also be where you record “buy now pay later” schemes.

Subtracting your total debts from your total assets will give you a measure of your personal net worth.

Now that you know more about what you’re worth, you can look at your income and expenses. There are some excellent tools for this, including free budget templates that can be downloaded and prompt you with ideas on what to enter. Be sure to try and account for all regular sources of income. If you’re unsure of your expenses, download and print bank and credit card statements for the last three months to give you an indication of your major expenses. When planning out for the year to come, you can also look at planning out larger items for the next year, like a holiday or a new car.

By doing this exercise each year, you can gain visibility over your personal financial position, create direction for the next year, and motivate yourself to set achievable goals. You can identify potential savings and think about the best use of those savings. You may also look at this information as a catalyst to think about whether you hold the right level of personal insurances (for

example, consider what the world would look like for your dependents if both you and your income were suddenly no longer here).

This whole exercise may take you an hour or two, but it’s well worth it if it sets you up for success for a whole year. If you find that it’s challenging, seek out a qualified financial adviser who can assist you in undertaking this exercise and formulate strategies to help you achieve your goals.

General Advice Warning - this is untailed, general advice. It does not take into account your personal circumstances. You need to decide whether it meets your needs. UEM Wealth and Laurence Smith are both Authorised Representatives of Crown Wealth Group Pty Ltd (ABN 22 603 037 510 / AFSL #494274). Laurence Smith may offer services through UEM Wealth and UEM Group. Accounting services are provided by UEM Group. Financial services (financial product advice and dealing) are provided by UEM Wealth. To the extent permitted by law, although the same adviser may offer you services under the above businesses, each business is solely and separately responsible for the advice they each provide.



Laurence Smith, Financial Adviser at UEM Wealth, part of the UEM Group

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REDLAND HOME SELLERS CAUGHT UNDER-SELLING THEIR HOMES BECAUSE OF ONE SIMPLE MISTAKE!

If you have been looking to buy a home lately you may have noticed nothing seems to have a price. To compound this frustration, buyers are finding properties advertised for sale in online price filters well below the sellers' expectations. Bait pricing (lowering the perception of the property's value to attract buyers) and deceptive price tactics like this have been around for decades and is one of the reasons agents still rate poorly for honesty and ethics.

The 'no price' method of sale is heavily promoted by agents in Redland City. The 'no price' method of sale is also very perplexing for a buyer. Home buyers dislike trying to guess how much a seller wants for their property. Ask any buyer if they prefer a stated asking price, and 99% will say yes. Neil Jenman, a consumer advocate, and real estate expert said, 'The two golden rules of negotiation are, never make your customers angry and always display a price'.

Never mind what agents tell you, if you fail to display a price; or worse, use a 'price guide' or 'price range', you will almost certainly under-sell your home. Redland City home sellers are under-selling their homes because agents are applying enormous pressure to convince them to hide the price - or use one of these bait price strategies.

Displaying 'no price' or using the words 'By Negotiation', 'Price on Application', 'Contact Agent', 'Expressions of Interest', 'Offers Over', or 'Price Guide - ie: \$860,000-\$930,000' is very risky. It deters buyers from making an enquiry, costing the property owners potentially a sale at a higher price, or makes interested buyers offer low and therefore under-selling the property.



It's important to understand that the home seller and the 'no price' agents have different goals. The home seller has a goal to sell for the highest price. The agent's goal is to sell for any price. But when the property is 'under-advertised' the buyer's 'value perception' of this property is lower than the buyer's real 'purchase value perception'.

When a property sells for \$30,000 UNDER the buyer's real purchase value perception, the agent only loses a few hundred dollars and still gets paid thousands of dollars in commission. Obviously unfair and unethical.

It's true: If you want the highest price for your home, put a price on it.

The team at Tidbold Real Estate are the experts in knowing how to price a property for sale. For over 20 years they have achieved the maximum price on every property sale by using the SMART SALE Pricing Strategy. Call Tidbold Real Estate today to discover how.

Your SMART SALE Strategy

- No upfront costs and ZERO advertising costs.
- Takes away uncertainty about how to price your property.
- Provides solutions to often achieving a 5% higher price.

- NO SALE, NO CHARGE.
- A strategy proven to get higher prices without using risky auctions or bait pricing tactics.
- Removes all financial and emotional risks normally involved in selling.

Call us now for your FREE Property Appraisal and a FREE copy of the booklet '8 Questions Smart Home Sellers Ask'.

Call us 7 days/24 hours
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