

sandgate

FREE NOVEMBER 2015

GUIDE

MELBOURNE CUP 2015
**WHERE
WILL YOU
BE?**
• SEE PAGE 4 •

Johnson Stompers

*Stomping back
into Sandgate*

**'Performance'
Gives Kids
The 'Power'**

Brighton Drama Group

Building our Community

SANDBAG Program Skilling Queenslanders For Work

Cover photo by Paul Neil

EDITOR'S NOTE

November is upon us and so is the beautiful weather that comes with this time of year. We also wonder, "Where has the year gone?"

It's a time to enjoy our great outdoor spaces. Why not get out with the family (including those of the fur kind) and enjoy a picnic and some socialising at the Bracken Ridge community 'Paws In The Park' events. Performance arts get in the limelight this month with Sandgate Theatre bringing 'The Vicar of Dibley' to the stage. Kids also get involved in the drama with Performance Power showing their end of year performance of 'The Wiz', an adaption of the classic 'The Wizard of Oz'.

We have also put together some great tips for homebuyers and renovators, inside our Real Estate section.

Sit back, relax and enjoy this November issue (our second last for the year) of the Sandgate Guide.



sandgate GUIDE

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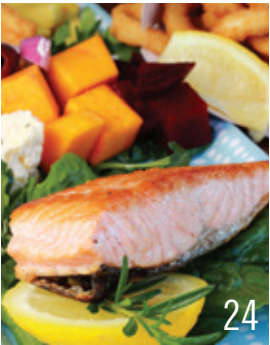
CONTENTS

Events	4 Melbourne Cup
	6 Paws In The Park
	8 Declutter For A Cause
	10 Sandgate Theatre Presents...
	12 Stomping Back Into Sandgate
	14 Music By The Sea Festival

Dining Guide	24 Dining Guide
---------------------	-----------------

Community	34 Building Our Community
	36 We Are Made Of Stories
	38 Performance Power
	42 Community Noticeboard
	44 Tide Times
	46 A Word From Our Reps

Real Estate	48 Don't Play Renovation Roulette
	50 7 Tips For Buying Your Next Property
	58 Business Directory



24



36



18

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SANDGATE RACES TO PREPARE FOR MELBOURNE CUP

by Zoë Hirning

.....

They say it's the race that stops the nation, but in Sandgate it definitely gets things going for local businesses. Many are holding celebrations featuring tasty treats, spectacular fashion and outlandish head pieces for Melbourne Cup Day on Tuesday November 3.

'Picnic by the Bay' will be the theme of this year's Melbourne Cup celebration at the Full Moon Hotel. With 150 people expected to be in attendance, there will be a range of activities including a fashion parade, lucky door prizes and live entertainment from 12 to four.

The local community group Zonta will run sweeps and the race will be shown on screens at the venue. General Manager Tom Steen says that the Full Moon will be trying something new this year with the picnic luncheon theme.

"It's always a pretty busy day here. We're basically offering a three course lunch with a picnic theme," he said.

"It's \$70 per person which includes a glass of bubbles on arrival. It's a social event that we set up for mingling. People can leave their tables and talk to other guests and get all the hot tips."

Menu options will include a picnic box entrée including asparagus and herb cheese wheels, local prawn cocktails, scones and apple and rhubarb chutney. The main will be alternate drop of either pan seared barramundi fillet or chicken breast fillet. Strawberry champagne panacotta dessert to follow.

Always a crowd favourite, the Coffee Club will be having a lunch special for the occasion.

Manager of the Coffee Club Sandgate, Bec Walls, says the Coffee Club holds an event every year that has proven to be a real draw card.

"You will get a main meal, a dessert and a glass of bubbles for \$25 per person and we will be running sweepstakes during the day," she said. Each year around fifty or so people attend the event.

Matthew Thomas, located on Eagle Street, will hold a fancy morning tea and will be having a special lunch menu. There will be sweeps and attendees can watch the race being broadcast on the TV.

EclecTea will be celebrating without the focus on the horse racing. The venue will be hosting a luncheon with a special set menu, which will include free-range meat. Vegetarian options will also be provided.

Owner Geri Purcell says, "We have a non-Melbourne Cup function. We will dress up and wear our crazy hats. However, we don't support the horse racing and are animal cruelty minded."

Two events will be showcased at the Bracken Ridge Tavern, at both the Phoenix Bar and Panama Jack's restaurant. From 11am at the bar there will be a premium three-hour package, including a glass of Moët or James Boag on arrival for \$79 per person. Live entertainment will also be featured from 2:15pm. Panama Jack's is offering a \$45 meal including a chicken or sirloin main and a delicious mango panacotta or chocolate tart.

Why not see Melbourne Cup day in style at one of your local venues? It is one of the busiest events throughout the year. Customers are required to book in advance to secure their spots. ●●

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Councillor Amanda Cooper

PAWS IN THE PARK

by Melissa Bailey

.....

Since 2007, Amanda Cooper has been working hard to make improvements to her local electorate as the Councillor for Bracken Ridge. Cr Cooper and her family are active members of the local school, bushcare and sporting associations.

Having grown up in Bracken Ridge, Cr Cooper has the experience to add value to the

neighbourhood and build a strong community.

Apart from working to ensure families have safe and interesting places to spend time together, including in local parks, Cr Cooper also hosts events for the four-legged members of the family.

This year, Cr Cooper will be hosting two 'Paws in the Park' events. Having two dogs of her own, Cr Cooper knows the importance of including dogs in family outings.

"I'm looking forward to hosting two Paws in the Park events, which will allow local residents to bring their families and friends, including their dogs for a fun and entertaining afternoon," says Cr Cooper.

The event will include games for the dogs, free dog washing and children's face painting. A local vet and dog trainers will also attend to provide information and advice on dog care, grooming and good behaviour!

Police Puppy Xena will be joining the dogs to represent the Queensland Police Service and promote the Dogs on Patrol initiative promoting personal safety. The local Scouts groups will be holding a fundraising sausage sizzle to raise funds for their groups as well.

The Animal Welfare League will be in attendance as a non-profit organisation caring for companion animals throughout Australia. The Animal Welfare League cares for around 15,000 stray and abandoned animals annually in re-homing centres and through fostering and rehabilitation programs. It's great to have the League attend a local event in support of our four-legged friends!

Cr Cooper will host the two events on Saturday 7 November at Gus Davies Park, Bald Hills between 2pm and 4pm, and Saturday 21 November at Barrett Street Reserve, Bracken Ridge between 2pm and 4pm. The Lord Mayor's Suburban Initiative Fund supports both events.

We look forward to seeing you and your pup there! ●●

PAWS IN THE PARK Hosted by Cr Amanda Cooper

Saturday 7 November 2pm - 4pm
Gus Davies Park, Bald Hills

Saturday 21 November 2pm - 4pm
Barrett Street Reserve, Bracken Ridge



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Councillor Jared Cassidy



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DECLUTTER FOR A CAUSE

by Ellen Moynihan

Once again, The Sandgate PCYC premises will fill with quirky bric-a-brac, retro, vintage and upcycled goods, as well as fresh produce from the Green P Community Garden, for its bi-annual market day on Saturday 7th November.

The markets are a great chance to find some quirky treasures and one-of-a-kind second hand items, with all proceeds going to the PCYC.

Market coordinators, John and Lorraine Harbison, have been organising the event for the past 3 years. They took on the role as a means of giving back to the community and as a fun way of raising money for the PCYC.

"We thought it was an excellent way to raise funds for a great cause," John says. "It's also a good way to allow people to meet and make connections."

The stalls themselves are usually a treasure trove of unique items. Lorraine says there is usually a lot of variety, including screen printing and pottery, fine china, and crafts.

"You never know what you're going to find. You might just find a little treasure."

The Green P Community Garden group next to the PCYC building will host the markets. So the day will include garden walks and the chance to wander amongst the plots and explore.

Walk inside the PCYC building, and you'll find a book fair offering yet another opportunity for some fantastic finds.

The local neighbourhood watch group will be running a sausage sizzle, as well as offering anti-theft protection screws for car number plates.

These markets are also a perfect opportunity to downsize. Book a site for \$10 and declutter for a cause.

For further information contact John and Lorraine Harbison on 3269 5628 or email theharbos@ozemail.com.au. ●●

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SANDGATE THEATRE PRESENTS.....

Sandgate Community Theatre is delighted to announce its upcoming season of their adaptation of the iconic British TV comedy, "The Vicar of Dibley".

Join the gregarious Vicar Geraldine (played by Geebung local Jenny Walsh) as she wins the hearts of all the quirky Dibley villagers as they recover from the shock of being landed with a woman. Even stodgy council Chair David Horton (Tom Ballard) eventually succumbs to her charms.

10 November 2015

David Jones has adapted the play from the original TV scripts* and is co-directing it with his daughter Caitilin.

"It was hard to pick which episodes to include as I found them all hilarious. But we've managed to include the big life milestone events of birth, marriage and death in reverse order," David says.

The cast is a mix of Sandgate regulars and some new faces to the theatre troupe, including Fran Smith (playing Alice Tinker) who travels regularly from the Southside for rehearsals.

The audience will be invited to participate, be it members of the congregation, event guests or to join in the show's musical interludes. As the show will be in late November, it will also include a Christmas scene.

The show will be performed in the beautiful Sandgate Town Hall. "Lettitia Cropley did offer to cater for the event but after due consideration (unanimous no!) we decided against," David says.

Table seating is provided in Sandgate's popular picnic presentation style and the audience are invited to BYO food and drinks. "Perhaps some Christmas turkey and anything chocolate," Geraldine suggests.

Bookings to date indicate a lot of affection remains for the Dibley Vicar.

**Adapted by David Jones from the original TV scripts by Richard Curtis and Paul Mayhew-Archer with permission of Tiger Aspect Productions. ●●*

THE VICAR OF DIBLEY

Presented by Sandgate Community Theatre

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Friday 20th, Saturday 21st, Friday 27th & Saturday 28th November from 7.30pm

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Photo by Abby Fisher



Johnson Stompers guitarist, Nigel Oliver

STOMPING BACK INTO SANDGATE

by Emma Harley

After a 15-year hiatus, The Johnson Stompers have reformed and will spread their Delta blues vibe all over Australia, and right back to Sandgate.

Following a hugely popular August show at Sandgate's Cardigan Bar, the boys will be back for an even bigger Christmas event.

Cardigan Bar owner Chris Fisher says the music the band played in their August show really raised the roof.

"There was standing room only that day and people were dancing in the streets - it was electrifying," Chris says.

"People were ripping the posters off the walls and getting them signed, and we had overwhelmingly great feedback."

The Johnson Stompers were founded by guitarist Nigel Oliver, a Townsville busker, who impressed his future band members at a series of 1993 Cotters Market gigs.

"Over a period of about three weeks, the guys saw me stomping with a harmonica player," he says.

"It wasn't long before I had a drummer and a bass player."

After being offered a swag of shows at towns and festivals, the band were booked for a showcase in Brisbane for the Arts Council.

"We did something like 30 gigs in 31 days in 31 towns," Nigel says.

After resounding popularity and more than 5000 kilometres travelled in their first year alone, the band decided to take a break.

"We were getting burnt out from constant gigs and touring across Australia," Nigel says.

"The break lasted about 15 years, until about four months ago the original band met up and decided if it was still fun, they would reform."

With an opening gig at the West End Markets, more touring and a new album in the works, The Johnson Stompers are well and truly back together and returning to Sandgate for the Cardigan Bar Christmas Party on December 20.

The band will showcase the tunes of Charlie Paton, Son House, Willie Brown, Tommy Johnson and Furry to name a few.

Chris says the Cardigan Bar Christmas Party will platform The Johnson Stompers as feature artists.

"We are not sure how we will fit everyone in, but we found out just how big their crowd is at the last gig, so we will make the place ready," Chris says.

For more information on The Johnson Stompers, visit their Facebook page.



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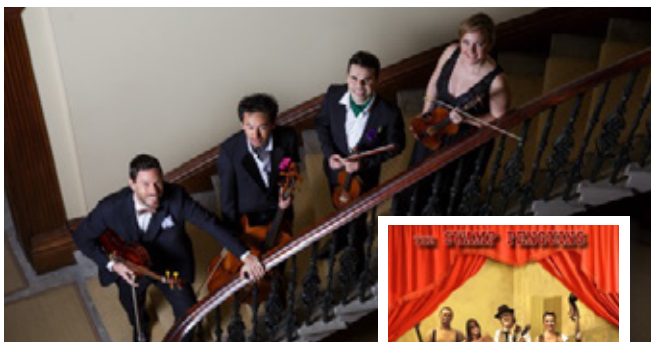
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Our audiences will enjoy quality music in the air-conditioned Sandgate Town Hall in the heart of the beautiful seaside suburb, Sandgate. Besides the ticketed performances at the Town Hall, there will be free performances in local cafes and bars.

Friday night will overflow with passion of Flamenco Fire by Australian and Spanish artists.

Saturday's program will feature the queen of Australian folk music, ARIA award winner and songbird Knavish Mazzella, followed by Scott Cook, a roots balladeer from Canada. Visitors from UK, The Poozies bring more folk crossed with soul and Gaelic. In the deserts of Rajasthan Australian artists Jeff Lang & Bobby Singh met Asin Langa & Bhungar Manganiyar and remarkable collaboration commenced - Maru Tarang.

Saturday headliner is Circle of Rhythm with Greg Sheehan, Ben Walsh and Bobby Singh, who changed the landscape of music in Australia and are beyond the boundaries of the standard

percussion group.

Sunday is dedicated to classical music. Zoe Black (violin) and Joe Chindamo (piano) will perform Bach's Goldberg Variations, with newly composed counterpart for the violin by Joe Chindamo and performed recently at the Carnegie Hall.

With stunning reviews of recently released album, Simon Tedeschi will perform one of the greatest works in the entire keyboard literature, Mussorgsky's Pictures at an Exhibition. This performance will be followed by Kupka's Piano ensemble, which fills a much-needed place in Brisbane's music scene, profiling the best and latest from European, Australian and international modern art music.

Elena Kats-Chernin will present works from her new piano album published by Boosey & Hawkes. This new compilation traces pieces from her childhood like to the present day.

The festival will close with Sydney based quartet The Australian Haydn Ensemble, who have quickly established a reputation as a high calibre period instrument group specialising in late baroque and early classical repertoire. Its rapid success has firmly established it as a strong presence in the Australian music scene.

Tickets will go on sale in mid November. Visit musicbythesea.com.au ●●



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HISTORY IS MADE ON BEE GEES WAY

by *Susie Laery*

.....

It's not every community that can boast of being the hometown of some of the world's best-selling music artists of all time. Well, Redcliffe can and they are clearly proud of the fact. This was evident at the opening of the second stage of the Bee Gees Way during the Redcliffe Festival in September.

Barry Gibb was there for the poignant and historic occasion that saw him unveil a glass structure that holds a replica of the Bee Gee's first contract that they signed with Bill Goode and Bill Gates at Redcliffe in 1959.

Moreton Bay Regional Council Mayor Allan Sutherland said thousands of music fans made the pilgrimage to Redcliffe to witness the official unveiling of Stage Two of Bee Gees Way.

"Barry Gibb has been heavily involved in the creative and artistic aspects of the Stage Two upgrade of Bee Gees Way and has been keen to share even more Bee Gees material with his home town of Redcliffe," Mayor Sutherland said.

New elements to the walkway include new Bee Gees memorabilia personally curated by Barry Gibb, murals of each of the brothers and a bronze statue. The statue was designed and sculpted by Brendale sculptor Phillip Piperides

and depicts the Bee Gees as men at the height of their musical career. Phillip Piperides also sculpted the original statue of the young Bee Gees that stands in the walkway.

A shelter extending the full length of the walkway is a new addition, along with a large outdoor audio-visual screen displaying the history and music of the Bee Gees.

The opening of Stage Two of Bee Gees Way enabled Barry Gibb to reconnect with the place he so fondly remembered as a child.

"My memories of my time in Redcliffe are as vivid today as when I was running around barefoot with my brothers exploring its many treasures," said Barry.

"Moreton Bay Regional Council has allowed me to share even more memories of my time in Redcliffe, stories from different eras of our lives and career, and honour my brothers Robin, Maurice and Andy."

As Mayor Sutherland says, "Bee Gees Way tells the story of the Gibb brothers' incredible journey from the Redcliffe Speedway to the top of the world music charts." Mayor Sutherland added, "In many respects it has been a way of saying thanks to the fans for their support and to Redcliffe as the place where it all started for the Bee Gees more than five decades ago.

The upgrade to the walkway has been formally recognised by the State Government as a Queensland Place name. During the opening Queensland Deputy Premier Jackie Trad announced the walkway was officially gazetted.

Bee Gees Way is open 24 hours- a-day, seven days- a-week with access via Redcliffe Parade and Sutton Street. ●●

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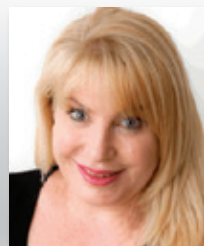
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Photo by Abby Fisher

WHISKY CLUB COMES TO SANDGATE

by Melissa Bailey

Well known for its live music, open mic nights, craft beers and exquisite cocktails, the Cardigan Bar is adding something new to its repertoire. The Sandgate Whisky Club is a unique project founded by owners Chris and Abby Fisher.

Chris, who enjoys a whisky or two, has attended whisky tastings throughout Brisbane city and wanted to create a club to allow fellow whisky lovers the opportunity to discover and learn about whisky and new whiskies on the market.

"We have been talking about this for some time at the Cardy with our Whisky enthusiasts and took our time to build what we think is the right model."

Chris and Abby have invited Mike Delaney, one of the Cardy's barmen who has an extensive knowledge of alcoholic beverages, to help create the Sandgate Whisky Club.

Delaney provides great insights into the many beverages on offer at the Cardigan Bar, however he has an affinity for Whisky.

"We know there are a lot of whisky lovers in the area, so we thought it's time to bring them together and investigate the wide range of amazing Whiskies out there. I am looking forward to learning more with the Sandgate community," Mike says.

Chris and Abby have owned the bar for two and a half years and are hoping the Sandgate Whisky Club can help to evolve the drinks menu to include a variety of whiskies.

Chris makes a comparison between Sandgate and whisky, saying, "They have a lot in common; they are both steeped in history. Have evolved through generations to age incredibly well."

The Sandgate Whisky Club Membership includes; a Sandgate Whisky Club Glencairn Whisky Glass; a membership card; 10 per cent off all Cardigan Bar top shelf whiskies; and first preference and 20 per cent off all Cardigan Bar Whisky Tasting events, which will be held quarterly.

You don't have to live in Sandgate to join the club, you just have to love your whisky! If you are interested, or want more information, visit the Cardigan Bar at 198 Seymour Street, Sandgate or call Chris and Abby on 0419 189 049. ●●

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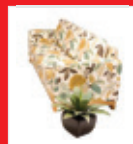
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Pics of people and life
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www.paul-neil-photography.com
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Glam girls, Elisa Harris and Annie Reilly, joined the enthusiastic crowd at the launch party of Sandgate's new taco takeaway joint, Glambo Tacos.



My beautiful friend, Joyce Phillips, was out 'n' about having fun and laughs at Satori Sunday markets in Sandgate.



"I do!" Leisa and Mick are now Mr and Mrs Waters after their fabulous wedding attended by friends and family in Upper Moora Park in Shorncliffe.



"At ease!" Maddy O'Neill joined her fellow Australian Navy Cadets in welcoming the official party at the Voluntary Marine Rescue (VMR) Open Day.



See you next year! Sandgate Sunset Run womens' team winners, Rebecca Owtrim, Kelly Klibbe, Sara Wasson and Tina Kirwan (AKA RM Avengers) will be back next year to take on any challengers.



The Shillam family, with friends and Sandgate Historical Society members, led the opening and first march up the newly named 'Shillam Pathway' in honour of Kathleen and Leonard Shillam, pioneers of the arts in Australia, and among the nation's first sculptors.

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LOCAL

Dining

GUIDE

Sandgate Fishmonger - Photo by Paul Neil

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Chef and Owner of Sandgate Fishmonger, David Balish

Photo by Paul Neil

"We really have the opportunity to offer customers something different in the area - a gourmet twist to the usual fish and chip shop."

Situated on picturesque Flinders Parade, the newly renovated space boasts beach shack-inspired seating and interiors, with plenty of room for customers to enjoy seafood treats in the restaurant itself.

"We were going for a Hampton's beach vibe look, which my wife Nikki pulled off beautifully," he says.

"Much of the interior pieces have been sourced locally, including a vintage timber carpenter's bench which forms the front counter."

However, David says it is the food that truly sets the Sandgate Fishmonger apart.

"We have three chefs working here, including myself, so customers know they are receiving a truly high-quality experience," he says.

"How often can you say that chefs prepare your fish and chips?"

David's food focus is all about simplicity and quality.

"We have five choices of fish and customers may order it either grilled, battered or crumbed, with a side of salad or chips," he says.

"Sandgate Fishmonger has an Australian-only, environmentally friendly philosophy.

"We are also quite excited about our organic chef's salads, which change daily and are prepared with creativity and quality produce, as well as our gluten-free options and calamari.

"Our calamari has been voted the best calamari in the world ... by my mother".

Overwhelmed by community support and positive feedback, David says he is truly living the dream.

"I look out the window, across the sea, and I know I'm doing what I love." ●●

FISH WITH A GOURMET TWIST

by Emma Harley

The tides have had a favourable shift for the Sandgate Fishmonger.

The once small fish and chipper has spread its fins with a recent expansion into the former Bay Bistro site next door.

With more than 30 years experience and three past restaurant successes under his highly qualified belt, owner and chef David Balish is excited about the recent change.

"We had so much success in the smaller space that it seemed a natural progression to expand into the bigger space next door," he says.

Sandgate Fishmonger

90 Flinders Parade, Sandgate

Ph: 3269 0416

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LOCAL *Dining* GUIDE



Name: Bracken Ridge Tavern

Address: 154 Barrett St, Bracken Ridge

Cuisine: Ribs, Surf & Turf, & Steak & Rib Combo

Feature: Panama Jack's Restaurant has a wide variety of meals to suit all tastes, including gluten free dishes. Our signature dishes: PJ'S Ribs, Surf & Turf, & Steak & Rib Combo are legendary.

Contact: 3269 7011



Name: Fish On Flinders

Address: 196 Flinders Pde, Sandgate (opp. Pool)

Cuisine: Fish & Chips

Feature: At Fish on Flinders we delight in providing the highest quality Australian Seafood. Located opposite the Sandgate swimming pool. Fully licensed - Open 7 days from 7am.

Contact: www.fishonflinders.com.au



Name: Cafe Valletta

Address: 12/353 Beaconsfield Tce, Brighton

Cuisine: Organic, Paleo, Gluten-Free

Feature: We are 100% Gluten-Free with an emphasis on Paleo living, serving certified Organic & spray-free local produce.

Boasting a delicious menu with a vegan selection, hand-made cakes & savoury delights.

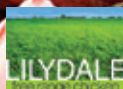
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LOCAL *Dining* GUIDE



Name: Goat Pie Guy

Address: Shop 1, 97 Braun St, Deagon

Cuisine: Gourmet Pies

Feature: Try something deliciously different and treat yourself to a lunch of goat pie, truffle salted fries and beautiful coffee and café menu.

Contact: goatpieguy.com.au



Name: La Festa Restaurant

Address: 121 Brighton Rd, Sandgate

Cuisine: Taste of Italy

Feature: Home style cooking since 2010. We know you will find each dish full of flavour. Enjoy discovering your favourite within a warm family-like atmosphere that's fun, relaxing and entertaining. Open for dinner Wed-Sun.

Contact: 3269 7262



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LOCAL *Dining*



Name: Sandgate Fishmonger

Address: 90 Flinders Parade Sandgate

Cuisine: Fish & Chips

Contact: 3269 0416

Sandgate Fishmonger



Name: Generations Cafe

Address: 133 Deagon St, Sandgate

Cuisine: Boutique Cafe

Feature: A fun happening place to be where the staff are always friendly and the coffee is always great! With our 'one of a kind' blend that you can only get here at Generations.

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GIG

GUIDE

SUNDAY 1

Gary Hudson
Sandgate RSL 12:30pm

Steve Hargreaves
Full Moon Hotel 1:30pm

Adam Christie
Cardigan Bar 6pm

TUESDAY 3

Michael Pack
Sandgate RSL 11am

MELBOURNE CUP Oktent
Full Moon Hotel 12pm

THURSDAY 5

Liam Kennedy Clark
Chandelier Bar & Grill 6pm

FRIDAY 6

Rob Black
Chandelier Bar & Grill 6pm



Jackie Marshall
Cardigan Bar 7pm

Brett Whitmore
Full Moon Hotel 7:30pm

Street Cafe
Sandgate RSL 8pm

SATURDAY 7

Zac Gunthorpe
Cardigan Bar 7pm

Music By The Sea Presents an
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SATURDAY 7

Kaffene Duo
Sandgate RSL 7:30pm

Diva D'Amour
Phoenix Bar and Lounge 8pm

SUNDAY 8

Craig Taylor
Sandgate RSL 12:30pm

Steve Hargreaves
Full Moon Hotel 1:30pm

Amy Kate Live
Phoenix Bar and Lounge 2pm

Matthew Taudevin
Cardigan Bar 4pm

FRIDAY 13

Seleen Mcalister
Chandelier Bar & Grill 6pm



Moondog Blues
Cardigan Bar 7pm

James Dean
Full Moon Hotel 7:30pm

Swizzle Duo
Sandgate RSL 8pm

SATURDAY 14

Celtic Sessions
Cardigan Bar 3pm

Steve Sparrow @ Cardigan Bar
Cardigan Bar 7pm

SATURDAY 14

Amy Kate Bryant
Full Moon Hotel 7:30pm

The Dudes of Doo Wop
Sandgate RSL 7:30pm

Radio Theft Duo
Phoenix Bar and Lounge 8pm

SUNDAY 15

Roy Morris
Sandgate RSL 12:30pm

Rob Black
Chandelier Bar & Grill 12:30pm

Steve Hargreaves
Full Moon Hotel 1:30pm

Amy Kate
Phoenix Bar and Lounge 2pm

Pat and Tim
Cardigan Bar 4pm

THURSDAY 19

Liam Kennedy Clark
Chandelier Bar & Grill 7pm

FRIDAY 20

Rob Black
Chandelier Bar & Grill 6pm

Sissybones @ Cardigan Bar
Cardigan Bar 7pm

Hayley Wilson
Full Moon Hotel 7:30pm

Me N Jodie Lee
Sandgate RSL 8pm

SATURDAY 21

Sometimes Three
Cardigan Bar 7pm

Leighton Duo
Sandgate RSL 7:30pm



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SATURDAY 21

"Style"

Phoenix Bar and Lounge 8pm

SUNDAY 22

Steve Hargreaves

Full Moon Hotel 1:30pm

Amy Kate

Phoenix Bar and Lounge 2pm

FRIDAY 27

Jared Alexander

Sandgate RSL 12:30pm

Brett Whitmore

Full Moon Hotel 7:30pm

Chi Chi

Sandgate RSL 8:30pm

SATURDAY 28

Rob Black

Chandelier Bar & Grill 6pm



Danny Mose Trio

Cardigan Bar 7pm

Hayley Wilson

Full Moon Hotel 7:30pm

Duelling Pianos

Sandgate RSL 7:30pm

SUNDAY 29

Inder

Sandgate RSL 12:30pm

Rob Black

Chandelier Bar & Grill 12:30pm

Steve Hargreaves

Full Moon Hotel 1:30pm



Rub a Dub Kitchen

Cardigan Bar 3pm

Mike Ling

Cardigan Bar 4pm

Vinyl Club @ Cardigan Bar

Cardigan Bar 6:30pm

**VIEW FULL GUIDE ON
SANDGATE.COM.AU**



Photo by Paul Neil

Anna Rankin and Lucy Davey

‘BUILDING OUR COMMUNITY’

Building skills program offered right here in Sandgate!

by Susie Laery

.....

SANDBAG (Sandgate and Bracken Ridge Action Group) Community Centres and Services is excited about the program ‘Building our Community’; a practical course targeted at helping the unemployed. The program is part of the Queensland Government’s reinstated Skilling Queenslanders for Work initiative that started in October.

Forty five fortunate people from the region are eligible to attend this skills based program to help them gain knowledge and skills which will enable them to enter the workforce.

This is an initiative straight out of SANDBAG and is the first time the course has been run.

The program is a run full time (5 days per week) over fifteen weeks. The course will comprise of

theory based learning and practical hands on skills.

The skills based learning will take place at SANDBAG Community Centre and other not-for-profit community organisations in the local community. Work may vary from erecting a pergola to installing partitioning in a building. Centres are required to meet building material costs with all the labour provided free of charge by the students. The work will be over seen by a licensed builder.

The program has established a partnership with the Housing Industry Association and a registered course providing students with a Certificate 1 in Construction’ upon completion.

This is a huge opportunity for local people experiencing unemployment to gain employment, training and a great experience, particularly mature aged job seekers (45 and over); Aboriginal and Torres Islander People, migrants and refugees from culturally and linguistically diverse backgrounds, people with disability, young people aged 15-24 years, and under-utilised workers.

This is not the first time SANDBAG has been involved in a community skills programs. In fact it has a long history of working with people disadvantaged in the traditional labour market. Sandgate Enterprise for Economic Development – Parks and Property Maintenance (SEED PPM), is the Not for Profit social enterprise arm of SANDBAG. It provides supportive employment for people. In 2014 SEED won the ‘Australian Small Social Enterprise of the Year Award’.

Steve Williams, Social Enterprise Director for the SANDBAG Community Centre, SEED and The Garden Gate says, “It’s vitally important that programs like this exist in the community. A study conducted by an accounting firm revealed the overwhelming benefits to Queensland financially and socially as a result of the community creating sustainable employment projects.” ●●

For further information contact:

SANDBAG Community Centre
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Ludmila and Michael Doneman

WE ARE MADE OF STORIES

by Susannah Holmes

‘Weaving Water’ is a one-woman performance developed by Sandgate’s Ludmila Doneman. Along with her partner, director Michael Doneman, and Blue Mountains composer Peta Williams, she has created a play that weaves and inter-weaves stories connecting the traumatic 1968 Russian invasion of her home country, Czechoslovakia, with her journey into an Australian identity.

The project began its life at the mouth of Shorncliffe’s Cabbage Tree Creek, born out of a conversation about marking Ludmila’s seventieth year with a ‘gift’.

The play is part memoir and part metaphor for life stories. It is designed as a small intimate sharing of narrative and ideas emerging from narrative. In this way it is permanently ‘in repertoire’, constantly revisited and reworked as life unfolds.

Ludmila is “focused on the way that I, and the rest of us, can make and remake my journey”. The narrative is not only a history of migration from Europe, but also the imagining of a future. In this way, she wants to make her story relevant

both to its presenter and its audience - the storyteller and the story told.

Ludmila also interweaves her concern about the cultural shift in Australia since her migration (or put another way, since she arrived as a refugee).

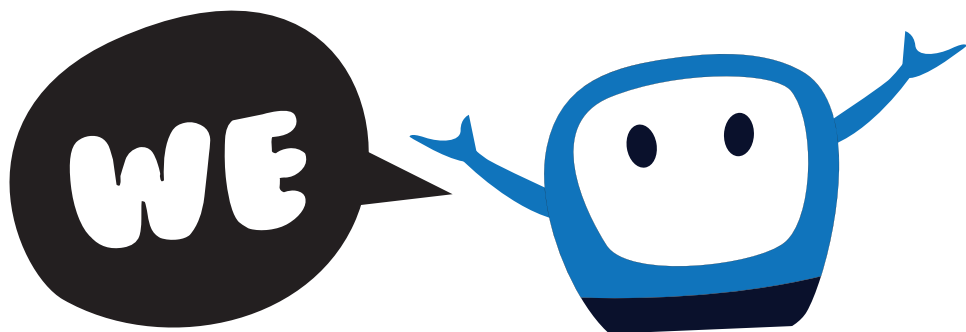
“We have moved from a progressive and welcoming country, to a position where we imprison refugee children and adults on Pacific Islands.

“We take these matters seriously,” she says, “but we treat them with poetry, music and a sense of purpose, as a source of resilience. How might we use our setbacks and misfortunes as sources of resilience and hope, and stories as tools for change? “

‘Weaving Water’ received support from the Queensland Theatre Company as part of its Diva Development Program, and had its first ‘work in progress’ showing in March, followed by a finished performance at the QTC’s Greenhouse in September.

Now Ludmila is bringing it to its home in Sandgate. The play is a 50 minute performance. It will play at the Sandgate Community Centre on Saturday 21st November at 6.30pm. Tickets are \$10. For bookings and enquiries email: info@edgeware.com.au ●●





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PERFORMANCE POWER

by Susie Laery

If the words ‘ooshy bushy’, ‘fling’ and ‘yah’ don’t sound familiar to you then you most certainly are not part of the exclusive group of kids that meet weekly in Brighton’s Eventide Auditorium.

These are the dedicated and passionate performers of Janet Thiel’s ‘Performance Power’ drama group.

Founder and Director of ‘Performance Power’ Janet Thiel has a background in musical theatre. Training at the Arts Educational School in London she gained a degree in Performing Arts specialising in Musical Theatre. She performed in various musicals both in London and England’s regional theatre.

Janet, her husband and two children immigrated to Australia from England eight years ago. After settling into life Janet found there was a need for a performance outlet. “As a passionate nurturer of creative talent, I saw a need for a youth musical group in the Sandgate/Brighton area. The aim of Performance Power is to provide ample opportunities for local youth to showcase their talents” says Janet.

‘Performance Power’ is now in its fifth year and currently has twenty-five students with ages varying from eight years to twenty plus years.

Children meet weekly for a two and a half hour lesson. Janet says, “The developmental side of ‘Performance Power’ is important as it encourages our students to become confident and articulate communicators. The theatre arts side is very comprehensive covering spontaneous improvisation, voice production, small-group improvisation, mini-scripts, character analysis, open-ended dialogues, theatre games, quick-fire dialogues, monologues and structured scenes.”

Janet believes that “The best time to encourage training in performing arts is while children are young. Musical theatre skills are building blocks for the rest of their lives, assisting in mental, physical and emotional development. Children who participate in dance, music and theatre from a young age cope better in school, have increased attention spans, are creative problem-solvers and are better balanced and adjusted.”

The children are presently working towards and end of year production called ‘The Wiz’ which is a modern and urbanised retelling of the ‘Wizard of Oz’ story. This adapted musical version of Dorothy’s adventures in the Land of Oz is a dazzling, lively mixture of rock, gospel and soul.

‘Performance Power’ is not just a catchy name for a drama group. It is a fun and lively drama class that equips children to not only embrace the stage but also gives them the confidence that life’s stage requires of them – this is the power of performance. ●●



Director and founder of ‘Performance Power’
Janet Thiel

Photos by Paul Neil

‘The Wiz’

Eventide Auditorium, Brighton

**For details, contact Janet:
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.....

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Time: 6:30pm to late

Where: Sandgate Town Hall

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Coffee & Chat 10-11:30am. Enjoy a cuppa with light refreshments and meet new friends. No cost.

Tuesday 17 November

Soul & Spirit evening 7pm. 'Embodying our Spirit and our Natural Feminine Essence',

More info: www.womenspace.org.au

Contact: coordinator@womenspace.org.au

Phone: 0431 112 721

.....

Heel to Toe Christmas Shopping Night

Join us on Thursday 26th November from 5pm for a relaxed shopping evening and a little festive fun! Enjoy Champers and Canapes on arrival. There will be a gift wrapping station, lucky door prizes, special offers, gift with purchase and Quota International sweet treat stall.



Sandgate Business Networking Group

Casual Drinks first Friday night of each month from 5.30pm to 7.30pm.

Come along and network with like-minded people in a fun, casual friendly environment at Full Moon Hotel. Have a drink or simply chat, this is a great opportunity to meet new people,

Almost any business is stronger when good relationships are in place this turns into repeat business, referrals and often clients for life.

Organiser: Beth Wild ph: 0417 792 446

.....

Artrageous Celebrates Sweet Sixteen

Artrageous Community Arts is celebrating 16 exciting and creative years inspiring the local community. Join us on Saturday 14th November from 2pm for a Sweet Sixteen Garden Party. BYO plate to share. Everyone welcome. Plus light entertainment and refreshments. Dress up in your zaniest 'Sweet 16' outfit and win a prize!

82-88 Loftus St, Deagon Ph: 32691535
enquiries@artrageous.org.au

.....

Sandgate Dads Unite!

Saturday 7 November 5:30pm - 9pm

Sandgate Bowls Club, Keogh Street, Sandgate

This is a chance to enjoy a great night with other fathers from your kid's primary school. Enjoy a fantastic BBQ feed and get a few lawn bowling tips from the resident Lawns Bowls Coach.

Tickets are \$30 and includes lawn bowls lesson, game of barefoot bowls and a BBQ dinner. To book, go to <https://www.eventbrite.com.au> and search for Sandgate Barefoot Bowls.

If you have a notice/event that you would like published in the next issue of the Sandgate Guide, simply enter the details on to our website (max. 50 words) at:

www.sandgate.com.au/noticeboard.htm

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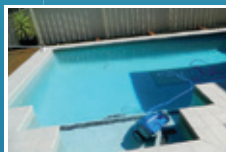
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THE GARDEN GATE

by Bronwyn Clur

.....

The Festive season is on the horizon and with that brings long lazy summer days and evenings entertaining family and friends. So it's a good idea to think about your garden and take steps now to ensure it's in tip-top condition for you and your guests to enjoy.

Luscious green lawn and healthy plants

Fertilise your lawn to give it the nutrients it needs to promote grass growth. All plants love a feed at

this time of year, and the Garden Gate has some great organic fertilizer options. Water the lawn and plants deeply, either early morning or late afternoon when it's cooler for maximum effect.

Tidy up time

With storm season approaching walk through your garden and look for any rubbish that can be removed. Any old pots / kids toys / forgotten items can be thrown away. And don't forget about your garden furniture. Plastic furniture can be wiped down or cleaned with soap and water and any timber furniture can be wiped down or refreshed with furniture wipes or a quick lick of furniture oil.

Plant Colour

Deadhead and tidy up your plants and beds and decide if you'd like to introduce some colour for extra Christmas cheer. Seedlings won't have enough time to grow, so choose potted plants that are established. Popular choices are red poinsettia, geraniums, begonias, or marigolds to provide Christmas colour.

Spread mulch

A thick layer of mulch spread in empty areas will help to fill in any gaps or spaces. Mulching also helps plants retain water, which can cut down on your watering time in Summer. Some great mulch examples are bamboo mulch, and hay.

Best scented plants

Why not incorporate plants with lovely fragrances into your garden? Scented jasmine, gardenia 'Florida' and lemon scented Myrtle are just some of the choices available that will flower through the Christmas holidays, bringing lovely scent into your garden.

**The Garden Gate Nursery and Café
is a social business of Sandbag Inc.
and is located at 153 Rainbow St.
Sandgate.**

**Open Friday 8.30am – 1pm
and Saturday and Sundays
8.30am – 2pm**



SPECIAL EVENT FOR SANDGATE DADS



LAWN BOWLS AND BBQ NIGHT – NOV 7

This is a chance to enjoy a great night with other fathers from primary school aged kids in the area. We anticipate a fair level of friendly competition as we down a few quiet ales, enjoy a fantastic BBQ feed and get a few tips from the resident experts at the Sandgate Bowls Club.

You don't have to be good at bowls, or know many other local blokes.. it will be a great fun night and you may get the glory of being part of the winning team!. We have a handful of local Dads already keen to play from Brighton State, St Keirens, Nashville, Sacred Heart, Shorncliffe and Sandgate State School.

Tickets are **\$30** each online we have a limited number of places so please make sure that you register at www.sandgatevillage.org

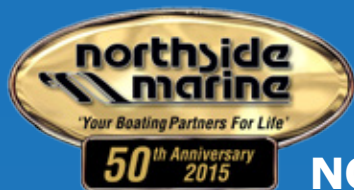
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VILLAGE.ORG

Major Event Sponsor:

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NOVEMBER 2015 TIDE CHART

Time m	Time m	Time m	Time m
1 0026 1.74 0624 0.43 SU 1259 2.29 1946 0.62	9 0149 0.37 0802 2.13 MO 1414 0.55 2001 2.02	17 0029 1.70 0626 0.51 TU 1304 2.22 1948 0.64	25 0236 0.14 0851 2.52 WE 1521 0.37 2100 2.07
2 0120 1.61 0711 0.58 MO 1351 2.16 2045 0.69	10 0223 0.32 0837 2.21 TU 1455 0.51 2037 2.00	18 0127 1.66 0721 0.59 WE 1358 2.18 2050 0.62	26 0319 0.14 0938 2.58 TH 1613 0.37 2149 2.00
3 0224 1.54 0808 0.71 TU 1448 2.05 ● 2149 0.70	11 0255 0.29 0912 2.28 WE 1534 0.49 2112 1.98	19 0237 1.66 0829 0.65 TH 1502 2.16 ● 2157 0.56	27 0400 0.17 1023 2.59 FR 1702 0.40 2235 1.92
4 0342 1.53 0920 0.79 WE 1551 1.98 2251 0.67	12 0328 0.28 0947 2.32 TH 1613 0.49 ● 2147 1.94	20 0356 1.74 0948 0.66 FR 1611 2.16 2302 0.46	28 0439 0.23 1107 2.55 SA 1749 0.45 2321 1.84
5 0456 1.62 1038 0.80 TH 1655 1.96 2346 0.60	13 0359 0.29 1023 2.33 FR 1651 0.51 2223 1.89	21 0508 1.89 1106 0.62 SA 1717 2.17	29 0518 0.33 1150 2.46 SU 1834 0.52
6 0555 1.75 1146 0.75 FR 1752 1.98	14 0432 0.32 1058 2.33 SA 1729 0.55 2301 1.83	22 0002 0.35 0612 2.07 SU 1219 0.55 1819 2.17	30 0006 1.75 0558 0.45 MO 1232 2.35 1918 0.59
7 0032 0.52 0643 1.89 SA 1242 0.67 1841 2.00	15 0506 0.37 1136 2.30 SU 1810 0.59 2342 1.77	23 0058 0.26 0709 2.25 MO 1325 0.47 1916 2.16	
8 0113 0.44 0724 2.02 SU 1330 0.60 1923 2.02	16 0543 0.43 1217 2.27 MO 1855 0.62	24 0149 0.18 0802 2.41 TU 1427 0.41 2010 2.12	

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A WORD FROM OUR REPRESENTATIVES

Cr Jared Cassidy



I have kicked off a round of free community BBQs. Between now and Christmas, I will be visiting your suburbs across the Deagon Ward. Look out for a flyer in your letterbox. Closer to Christmas

I will be carrying on the Deagon Ward tradition of Dogs Christmas parties at local dog off leash areas.

I have launched a petition calling for increased funding for mosquito control in our suburbs. The budget for treatment has been cut over the years and people are feeling the effects. The last thing we want to see is an outbreak of mosquito born disease like Ross River Fever. You can find this petition in my office in Sandgate – if you would like me to send you one please contact my office on 3667 6011.

Congratulations to Zoli Mauritz, Villiam Mauritz and Sharon Henry on their successful Giant Steps project. Locals would have seen giant bamboo poles on the Sandgate Foreshore a few weeks ago. I was proud to support this project with a grant to help make it possible.

Stirling Hinchliffe MP



This is your chance to make the changes which may save lives.

From 1 December, swimming pool fences will be required to comply with State law. Drowning is one of the leading causes

of death in Queensland for children under the age of five, which is why the previous Labor Government introduced these laws in 2010 to keep children safe.

Fencing is a crucial first line of defence when it comes to protecting young children from drowning. It's encouraging to see 111,000 pool safety certificates being issued since the registration system started in 2010, however thousands more pools are yet to be certified.

The summer months are a chance to catch up with family and friends to enjoy the outdoors, cooling off and having a swim. However, we need to focus on supervising young children, teaching them to swim and ensuring adequate pool fencing to avert tragedy.

For more information, please visit www.qbcc.qld.gov.au or phone the QBCC on 139 133.

Cr Amanda Cooper



I am keen to hear residents' suggestions of possible names for the Bracken Ridge Aquatic Centre which is due for completion in early 2016. They might be historic names or recognition of local identities,

but we would like them to be significant to the local area. Please let me know by Monday 16 November.

It is time to put forward nominations for the Bracken Ridge Central Lions Club's annual

Bracken Ridge and Surrounding Suburbs Community Awards. I encourage local residents to nominate those around you who go out of their way to make our neighbourhoods a better place to live. The awards are given to recognise group and individual contributions to the local community in four categories. Application forms can be downloaded from the Lions Club website www.brackenridge.qld.lions.org.au/news and are also available from my Ward Office. Please note that nominations close at 5pm on Monday 30 November 2015. The award winners will be presented with their awards at the end of the Citizenship Ceremony in Bracken Ridge on Sunday 24 January 2016.



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DON'T PLAY RENOVATION ROULETTE

There is no known safe level of exposure to asbestos fibres so it's very important to safely manage asbestos-containing materials that can be found in and around homes.

With 1 in 3 Australian homes containing asbestos in some form or another, and with the popularity of home renovation programs rising, inspiring an ongoing boom in renovations, now more than ever before homeowners, renovators, tradies and handymen need to Get to kNOw Asbestos this NOvember and visit asbestosawareness.com.au to protect themselves and their families from dangerous asbestos fibres.

Peter Dunphy Chair of the Asbestos Education Committee heading the national Asbestos Awareness Month campaign said, "Many Australians believe that only fibro homes contain asbestos but this couldn't be further from the truth.

"Without knowing where these products might be found in homes, people are playing 'Renovation Roulette' and putting their health and the health of families at risk so homeowners, renovators, tradesmen and handymen must Get to kNOw Asbestos this NOvember by taking the 20 Point Asbestos Safety Check at asbestosawareness.com.au to learn how to identify these products and manage asbestos safely," Peter said.

"By visiting asbestosawareness.com.au people will be able to easily search to identify the sorts of products to look for, the locations of where they might be found and learn how to manage it and dispose of it safely."

Does your home contain asbestos? How would you know? Visit www.asbestosawareness.com.au and take the 20 Point Safety Check. Learn to identify products in your home that may contain asbestos, where it might be found and learn how to manage it and dispose of it safely. It's not worth the risk! ●●

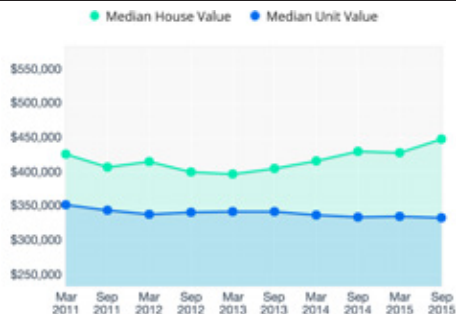
Quick Stats - Bracken Ridge

Top 3 Streets in the Suburb by Median Value

Street Name	Median Value
Delia Cl	\$661,091
Willowood St	\$652,980
Killare St	\$637,445

Lowest 3 Streets in the Suburb by Median Value

Street Name	Median Value
Elwick Pl	\$294,614
Denham St	\$296,102
Wodala Cres	\$310,406



Current Measurement	Houses	Units
Median Value	\$430,500	\$334,000
Median Weekly Rent (Gross)	\$430	\$355
Suburb Rental Yields	5.17%	5.53%
Annual Number Of Sales	302	26
Number Of Dwellings	5,443	815

As at 25/10/2015

Data: Onthefhouse.com.au



126 SHORNCIFFE PARADE, SHORNCIFFE

A DISTINGUISHED HOME

 4  3  4

Waterfront position, and two street access. Features 4 generous bedrooms, 2 with ensuites plus additional family bathroom, open plan kitchen and dining leading out to mountain and water views. Pool, plus fully powered double shed.

Offers Over \$1.6 million



440 BEACONSFIELD TERRACE, BRIGHTON

 4  2  2

Cool, calm and sophisticated. This stunning 4 bedroom home has an exceptional kitchen and two bathrooms, quality timber flooring and a large deck. Beautiful water views and conveniently located near transport and schools.

Offers Over \$739,000



28 SHEAFFE ST, BRACKEN RIDGE

 4  2.5  2

Catering to lifestyle convenience this beautiful original Queenslander Style family home features 4 bedrooms, 2 ½ bathrooms, 2 lounges, massive wrap around deck, office/study plus Spacious laundry area and loads of storage.

\$625,000

7 TIPS FOR BUYING YOUR NEXT PROPERTY IN SANDGATE

by Paul Derry

.....

It is no secret that we have been experiencing a “sellers market” locally and indeed through South East Queensland. It has been relatively easy for vendors to sell just about any property this year. In tougher times though, challenged and problematic properties generally require larger discounts to sell and can sit on the market for a very long time.

This is why I believe it is more important now more than ever to be choosy when looking for your next property; buy right and buy a property with some upside too - both are forms of good self “insurance” for market or personal circumstance changes. As I have learnt first hand (more than once), we never know when or how our circumstances will change over time, sometimes requiring us to sell, and we certainly have no control over property market variations!

Here are a few tips to increase your chances of buying well in the current market.

1. Get Advice from your team of professionals.

Buying a property is a HUGE financial undertaking and is fraught with risk! You should ALWAYS seek professional advice before committing to such a large purchase whether it be for investment purposes or a place of residence.

2. Identify your property needs, must haves and nice-to-haves. Invest some time in planning with your partner, family or even a loyal friend and be clear about the property you need and what you may or may not be willing to compromise on.

3. Know your market! How do you recognise a fairly priced, or better still, a well priced, property? Research, Local Knowledge, Experience and did I mention, Research!

One of the fastest ways to check out the local property market is to spend Saturday's attending open houses and auctions, as well as driving past recent sales! As far as research goes, there is an abundance of information at your fingertips on the internet... fast and free! Dig around on www.realestate.com.au, www.domain.com.au and www.onthefhouse.com.au.

Brisbane City Council also has extensive property information including PD Online Property Enquiry, the Flood Check Flood Explorer etc.

Getting to know the market is daunting at first. If you are starting out your search or feeling a little overwhelmed, take a small step this Saturday and visit a handful of open inspections! As they say, the first step is always the hardest!

4. Be Organised - Keep it simple and develop a system that works for you. After a while, one property blends into another so taking notes and being organised will make your search more efficient and less stressful.

5. Avoid Lemons - Problem properties may cost you a bucket load of money, time and frustration, both in the short and the long term! Some issues that can significantly affect resale include flood, structural issues, non-approved buildings, extensions and renovations, pest infestation and damage, water damage, negative property history, main road/ rail corridor and other noisy locations, proximity to treatment plants, and many other issues. Once again, talk to your team of professionals!

6. Lose the emotions - Once you have fine-tuned your requirements, set a goal but don't give in to a time deadline or be pressured to buy a property that doesn't suit your budget or needs! Buy the right property for you at the right price point! Have a back up plan in case you can't find what you need in your time frame!

7. Get competitive - Get your ducks lined up! If a property represents good value, it will sell quick! Ask the selling agent what contract terms would best suit their seller. Talk to your team of professionals to find out exactly what you have to work with, and discuss practical terms you may be able to offer that will be attractive to the seller.

Happy House Hunting!

Paul Derry
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DO YOU OWN A PROPERTY WITH A POOL OR SPA?

All swimming pools and spas in Queensland (both new and existing) are now required by recently revised legislation to comply with the Australian Standard AS1926 for safety fencing. Queensland has specific laws which apply to every swimming pool and spa that holds water over 300mm in depth and is used specifically for aquatic purposes.

If you are selling or leasing your property, pools and spas must be inspected by a licensed pool safety officer and your compliance certification requires renewal every 2 years for a residential property, and every year for shared pools, including those located in a unit complex.

If you are unsure if you have a current pool safety certificate, visit www.smarteda.qld.gov.au; it is a legal requirement that your compliance certificate be listed on this register.

Due to these latest changes to the compliance legislation, pool safety certificates must be current and registered no later than 30th November this year. Failure to have your certificate registered could result in a fine of \$2,356 issued by the Queensland Government.

When you are either selling or leasing your property, your real estate agent should request a copy of your pool safety certificate prior to your property being offered to the market place. In the case of renting a property with a pool, your agent should also remind you every 2 years when your existing certification has expired and requires renewal, so as to protect you from any potential litigation.

For more information, please contact Amanda Wecker, agency owner of RE/MAX Property Shop on 0409 299 958. ●●



235 LACEY ROAD, BALD HILLS

(Photo indicative only)

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 2+  2  1

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80 BLACKWOOD ROAD, DEAGON

 2  1

Large 701 Lot with House being Reclaimed by Nature. Excellent location. Large Level 701sqm lot. 14m frontage. 50m depth. Excellent opportunity to enter the property market! Restore, Renovate. or... Bulldoze and Build your Dream home. Inspect by appointment.

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21 PARATAH STREET, BRACKEN RIDGE

 4  2  6

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25 TWENTIETH AVENUE, BRIGHTON

Tucked away in a peaceful locale just moments from the foreshore, this is easy-living at its best.

 4
  2
  2

Meticulous in presentation and functional in design, this 3 years young bayside residence delivers an elegant low-set design with an emphasis on relaxation and quality of life.

Auction On Site - 15th Nov - 10am, if not sold prior

Tamara & Mark Wecker | 0417 754 207
Property@TamaraMark.com.au



72 STATION ROAD, DEAGON

No expense has been spared, nor any attention to detail overlooked, in the creation of this near-bayside property.

 4
  2
  2

This brand new executive family home has been expertly crafted for supreme contemporary comfort. 'On-trend' interior finishes are coupled with an ultra-leafy backdrop of lush established bushland.

In the \$600,000's

Tamara & Mark Wecker | 0407 023 903
Property@TamaraMark.com.au



7 GLADSTONE STREET, BRIGHTON

An unapologetic representation of romantic bayside living just 300 metres to the waterfront.

 3  2  1

With sparkling bay water views at the front and expansive parkland at the rear, the postcard-perfect street appeal of this seaside abode is complemented by the undeniable warm ambiance of its internals.

Mid \$600,000's

Tamara & Mark Wecker | 0417 754 207
Property@TamaraMark.com.au



23 BEATHAM STREET, SANDGATE

 3+  2  2

Packed with character and superb potential for dual living, this home's strategic floor-plan makes this residence ideal for those with extended family or locals who operate a business from home. The opportunities for use are endless.

High \$500,000's

Tamara & Mark Wecker | 0407 023 903
Property@TamaraMark.com.au



12 KENBARRY STREET, BRIGHTON

 4  2  2

Perched high on a sprawling 784m² parcel of elevated bayside land, this property is value-packed and includes a big triple shed, wide side access to the rear of the block and sprawling yard areas.

High \$400,000's

Tamara & Mark Wecker | 0407 023 903
Property@TamaraMark.com.au



WANT TO PAY YOUR MORTGAGE OFF SOONER AND SAVE SOME MONEY IN THE LONG RUN?

Follow the below tips:

Make extra repayments

On a typical 25-year mortgage, anything extra you pay in the first five – eight years (when most of your repayments are primarily paying off the interest) is especially good at cutting your interest bill and shortening the life of your loan. Make extra payments as early as you can because these loans are interest-heavy up front and the faster you repay the better.

Mortgage offset account

A mortgage offset account can save interest on your loan. Your mortgage is linked to a savings account into which your salary and other cash can be deposited and from which you withdraw to pay bills, credit cards etc when these debts become due. For the period of time your money sits in this account, it is 'offset' against your loan and so reduces your interest bill.

Make an annual lump sum payment

Use your tax refund or a windfall such as a work bonus, and apply it directly to your principal. Check your mortgage documents to find out how often you can prepay and in what amount.

Prepay a little every month

Get a copy of your loan amortisation schedule that will show the breakdown of interest and principal. If you're making a payment for November, for example, look at the next line down on the principal reduction line and you will see that the principal reduction for the next month, December, is say \$24. Making that \$24 payment early means that your "true" mortgage balance is one payment less after the principal is prepaid. So in essence, you'd be making an extra payment each year.

If interest rates drop

If you have a variable home loan and the interest rate drops, continue to pay the loan at the higher rate.

Stay informed

Staying up-to-date on interest rates and new products could save you money. We recommend that you review your mortgage on an annual basis.

Please contact Jarrod Tyler at Coronis on 3105 5788 for further information. ●●



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