

# sandgate

FREE OCTOBER 2015

GUIDE



## Ruby Purple's TIGHTROPE OF LIFE EXHIBITION

Giant Steps  
Transform  
Foreshore

The History Behind  
Musgrave House

Cover Photo by Paul Neil

# EDITOR'S NOTE

This October we welcome back the Sandgate Sunset Run. Now in its second year, this is a great community event put on by locals and supported by local businesses. With a range of entertainment, a world food market and a relay fun run, this is an event not to be missed.

Local artists will display their best works of art at the annual Expressions Exhibition. Don't miss seeing one of the world's smallest teapots!

And for two days only, this month Sandgate will be the focus of international art appreciators as 'Giant Steps' are created on our foreshore. Find out more about what's happening in our corner of the world inside this October edition of the Sandgate Guide.

Remember, if you have a story idea or want to tell us what you like about the Guide, email us at [info@sandgate.com.au](mailto:info@sandgate.com.au).



Elise Alberth

sandgate  
GUIDE

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*Mandy Winyard working on her next creation.*

Photo by Paul Neil

# ARTISTS UNITE FOR 'EXPRESSIONS' EXHIBITION

by Susie Laery

**L**ocal artists are embracing the opportunity to let their creativity shine this spring at the annual 'Expressions' exhibition at the Sandgate Town Hall.

From October 8th to 10th, members of the community are invited to join the Shorncliffe Potters in their annual celebration of all things creative, including pottery, painting, prints, photography, sculpture and jewellery.

The works of around 150 local artists in the community are expected at the Sandgate Town Hall for the three day exhibition.

Maureen Addenbrooke from Shorncliffe Potters says, "It's an event to promote art in the community and an opportunity for the artists to place their work into the public arena."

The exhibition, now in its ninth year, always attracts an array of visitors; from locals interested in the local art scene or visitors who happen to stumble on the exhibition during a visit to Sandgate.

"A broad spectrum of ideas and talents will be on show," says Maureen. The art will vary greatly from caricature themed pot plants to ceramic homewares to intriguing paintings. One piece of art that will be in the exhibition is a miniature teapot. The artist is from Taiwan but spends a month in Australia every year visiting his daughter. He is a member of Shorncliffe Potters and has made a wheel thrown working teapot and lid smaller than a thumb nail in the studio in Sandgate.

"The exhibition is open to the community so anyone can enter. There are cash prizes and vouchers to be won," says Maureen. Judges for this year are artists Pete Martin and Cameron Hess. There will also be a public vote for the 'People's Choice Award' so don't forget to vote!

Art can be purchased at the exhibition although the works need to remain for the entirety of the exhibition. There is a section 'Art Under \$30' and these items may be purchased and taken on the day.

The exhibition is a joint venture between Shorncliffe Potters and the Sandgate Art Society with financial assistance gained through the Lord Mayor's suburban initiative fund. All profits go directly back to these groups and also to the Police-Citizens Youth Club (PCYC) in Sandgate where the Shorncliffe Potters have a studio and two electric kilns. ●●

## 'EXPRESSIONS' EXHIBITION

**Thursday 8th October - Saturday  
10th October, Sandgate Town Hall**

**Opening Night – Friday 9th  
October from 7pm**

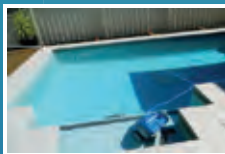




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## SUNSET RUN RETURNS FOR 2015

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**S**andgate is gearing up for its most unique fun run and community festival, with the Sandgate Sunset Run back for a second year.

The event, on Saturday October 10, features a 2-hour relay at 6pm, where teams of up to 4 participants race around the Sandgate Roundabout, which is closed to traffic for the event.

Adding to the atmosphere is the World Food Markets, a main stage featuring a live DJ and hip-hop performances, plus a dedicated kids entertainment area. The event runs from 4pm-8pm.

This year, children will be kept busy with a jumping castle, face painting, Street Science, Peebo & Dagwood, glow products and the Photo Booth Guys.

For the first time, kids will also have their own dedicated events, with a Kids Dash for those aged 9 and under, plus a Junior Relay for ages 10-15.

The Kids Dash will be a hot lap around the roundabout while the music pumps and onlookers cheer, while the Junior Relay will see teams run the 250-metre course for 30 minutes.

All participants – including the kids - will receive a medal.

Event Director Dean Gibson says there really is something for everyone.

"We've worked hard to make it an awesome event for the whole family," he says.

"We want families to come down and experience the atmosphere of a fun, healthy and active community event."



Photo by Laethian Simmons

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While it is an event for all abilities, participants will be able to rub shoulders with elites, with two Olympians taking part.

Marty Dent and Benita Willis, who both ran for Australia in the London Olympics Marathon in 2012, are looking forward to taking part in the event.

The Sandgate Sunset Run has this year partnered with breast cancer charity, Be Uplifted Inc.

Mr Gibson says the event couldn't happen without support from the local community.

"We've had so many local businesses keen to get on board and support the run," he says.

"This is a true community event, run by volunteers, and is all about fun, family and fitness." ●●

### SANDGATE SUNSET RUN

**Saturday October 10, 4pm-8pm**  
**Sandgate Memorial Park Roundabout**  
**Cnr Brighton Road & Bowser Parade**







## FEAST AT THE WORLD FOOD MARKETS

---

**It'll be Sandgate's answer to Eat Street, when the World Food Markets come to the town centre for the Sandgate Sunset Run.**

It's an exciting collaboration for the fun run and community festival, which is back for a second year on Saturday October 10th.

As well as a 2-hour relay at 6pm around the Sandgate Roundabout, there will be markets and festivities for the whole community to take part in.

Foodies are in for a treat, with the options on the night featuring Greek Street Kantina, How We Rolls, Mangia Mangia Italian Street Goods, Mr America Hotdogs and Fries, The Bone Lorry,

Rollin' Fattie's Po Boys, Ruby the Little Red Ice Cream Van and Vira Lata Food Truck.

It's a great excuse to have a night off cooking and bring the whole family down.

This year, two events have been added just for the kids, with a Kids Dash for ages 9 and under, plus a Junior Relay for those aged 10-15.

The kids entertainment area features Peebo & Dagwood, Street Science, facepainting, a jumping castle, The Photo Booth Guys and Hip-Hop performances.

All proceeds from the night go to local breast cancer charity, Be Uplifted Inc.

Wear your stretchiest pants, bring your appetite and come along to be part of Sandgate's most fun and unique community event. ●●



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## GREEK AFFAIR UNITES COMMUNITY

by Zoe Hirning

.....

**M**usic, food and dancing will take over at the Parish of St Paraskevi during the 2015 Greek Affair Multicultural Festival. Several thousand people are expected to attend the event in Taigum on Sunday 11th October. Held annually, the festival celebrates a unified and multi-cultural community. Festivities will begin at 10am with the official opening taking place at 11:30am. Special guests will be in attendance, including political representatives.

Guests can expect a treat with a range of food stalls selling Greek food and sweets, drinks and wine as well as Aromas coffee.

Live entertainment will delight visitors, with a Greek band present at the event for the whole day. There will be a number of other multicultural performances including various dance groups of the Greek, Spanish, Middle Eastern and Indian variety. This year, popular activities such as cooking demonstrations, arts and craft stalls and church tours, will return to the festival.

Maria Comino, a member of the organising committee, says all are welcome at the celebration and there is something for everyone.

"It's a fun day for the whole family. We will have activities for children. There will be rides, a jumping castle and face painting, as well as snow cones and fairy floss.

"We have organised service providers, St John's Community Care will be there," Maria says.

Maria says that the event is a true community gathering with many people willing to give up their time to help out.

"There are lots of volunteers involved in this day. Our Greek childcare centre is participating as well."

The event is free to the public but donations are accepted. Proceeds will go towards the Taigum childcare centre, St John's Community Care and for programs at the parish.

Onsite parking will be available and managed by the SES will manage it on the day.

The community is invited to come along and share in a great day. ●●

### GREEK AFFAIR MULTICULTURAL FESTIVAL

Sunday, 11th October, 10am-5pm

The Parish of St Paraskevi,  
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## LIGHT UP THE NIGHT

### Markets to reveal the best of the Wurst

by Emma Harley

.....

**It will be a stein of the times at Sandgate Hawk's Twilight market this month when all of the fun of Oktoberfest descends on the popular event.**

Launching in 2013, the markets have become a much-loved addition to the north Brisbane market scene.

The Sandgate Hawks' Vicki Sinclair says it started with an idea from a few members about the Hawks Club as an ideal venue for a market, and it snowballed from there.

"We thought it was a great way of giving back to the local community by supporting small businesses after the football season had ended," Vicki says.

"The feedback so far has been great, with many of the original market holders coming back time after time.

"We are usually known for our prowess on the field during footy time, but I think people are

enjoying having access to some talented locals in a spot close to home."

Vicki says the markets are all about celebrating our little pocket of the world.

"Being close to home holds a lot of positives in these changing times, and it's nice to know that a venue like us can be used in different ways," she says.

"We have some amazing talent and hopefully the Hawks can help promote them and let them shine."

Held at the club's expansive Lemke Road fields, the markets offer a range of activities and stores with everything from kids games to a popular car boot sale.

"We have candles and handmade goods, consultants from Avon, Intimo & Enjo, and everything in between - think soaps, homewares, posters, jewellery, handbags, clothing, accessories, toys, lingerie and gifts," Vicki says.

"And that doesn't even include the food. We have hotdogs, wood-fired pizzas, kebabs and great coffee, to name a few."

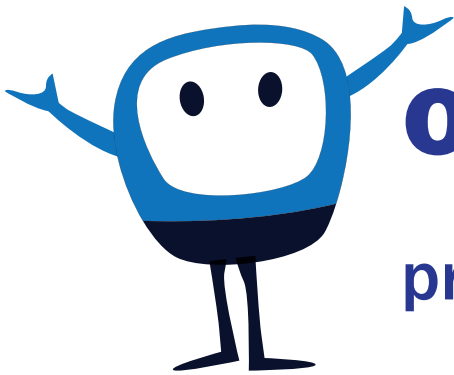
This year also marks the launch of the markets' inaugural Oktoberfest, with the inclusions of German beer, German sausages, pretzels and German music.

"There will be a stage set up and we'll have entertainment on the day from local bands as well as the Fuller Band, who are made up of some of our Senior footballers," Vicki says.

The markets run from at 3-8pm Saturday, October 17, with car boot spaces available for \$15 and market stalls for \$40. For more information, visit [www.sandgatehawks.com.au](http://www.sandgatehawks.com.au) ●●



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## VIC'S PICNIC

**D**ust off the picnic basket, pull up a patch of grass and bring an instrument if you play. Let's give ex-Brisbane City Councillor Victoria Newton, a send off, the Deagon Ward way!

Over fifteen years as Councillor in Deagon Ward is worthy of a celebration and thanks from the community at large, so a number of residents have put on their event planner hats and set a date for everyone to come together and thank Victoria for her hard work and passion for this community.

Ideas woman, Sara Duff comments, "For those of you that have had contact on any level with Victoria would agree, this will be a perfect way to say thanks. We will miss Victoria. She had too quiet an exit for me and I have always loved some hype."

Victoria has since begun employment with 'Tree of Knowledge Training', who offer a wide range of courses - including aged care, surface extraction and hospitality - as well as a number of skill sets like First Aid/ CPR, 4WD and more.

On her final day as Councillor, Victoria publicly thanked, "...every resident in Deagon Ward for this truly wonderful opportunity to work with and

for you. And thank (you to) those who encouraged and supported me over the years.

"Not many of us get the opportunity in life to work so closely with communities - taking in your diverse views and experiences - to try to make our local area an even better place to live, work and play. Thank you all for the honour! It's been an absolute pleasure!!"

Victoria has spoken of the afternoon community farewell in late-October saying, "Thanks for organising all this! Really looking forward to it. Really touched."

Please invite everyone you know within the Deagon Ward, from Moreton Island to Taigum. Enjoy the park with your own picnic, bring your own food and drink, family and friends and enjoy music provided by talented locals. Hard work deserves a celebration. We couldn't see her go without some fanfare! ●●

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# CARNEVALE DEL SOL

by Zoe Hirning

## Love Latin music? Then this is certainly the event for you!

The Brisbane Symphonic Band have been entertaining audiences for decades and will be returning to Sandgate Town Hall this October with Carnevale del Sol.

On Sunday October 25th, the Symphonic group's 50-piece wind band and 20-piece jazz band will thrill audiences with their Latin inspired fiesta.

For the first time in ten years the band will be performing a fully Latin inspired concert.

Joel Miller, the Band's President and member of the percussion section, says that the group is looking forward to energising the audience with Latin rhythms featuring sambas and mambos.

"It's a very energetic concert and there will be a lot of fast paced music with a good beat and a good pulse to it. We're certainly expecting some of our guests to get up and dance," he says.

Group members and associates will also be responsible for the "Homemade Café" which will open during the interval time. "We get all of our members and their partners to make the food and

to run the café on the day," Miller says. "We just really like that it's a bit more of a personal type of service. And we get to meet everybody who's come along to the event and talk to them."

The Brisbane Symphonic Band have been working to perform quality music for the benefit of the community and Carnevale del Sol will be a cultivation of that effort as a musical celebration of everything under the sun.

Joel says, "It's going to be a lot of fun and the more people that are there to enjoy it, the more exciting it's going to be. We really encourage the Sandgate residents to come along and have a great afternoon with us."

For more information visit the group's website. ●●

**Sunday, 25th October from 2:30pm**

**Sandgate Town Hall**

**Tickets: Visit**

**[www.brisbanesymphonicband.com](http://www.brisbanesymphonicband.com)**

**Adults: \$15; Concession: \$10;**

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## ELISIUM THEATRE PRODUCTION

**E**lysium Theatre is proud to announce the final production for 2015:

### Shirley Valentine by Willy Russell

This play offers a unique look into family culture, where duty and tradition come before desire and passion. Set in Liverpool in the mid-1980's and taking the form of a monologue, "Shirley Valentine" focuses on the life of Shirley Bradshaw (née Valentine) before and during a transforming holiday abroad.

Shirley, 42yrs old, attempts to break away from the everyday existence of stagnancy and dissatisfaction. While on a 'once in a lifetime' holiday on Corfu Island, she rediscovers everything that is missing from her life and the milieu of her social environment in England. She finds so much happiness, that she decides not to go back home, ditching her friend at the airport and instead working and living a newly self-confident life in which she is at last true to herself.

#### LANGUAGE AND CONTENT WARNING

May not be appropriate for young people under 15yrs old.

**Willy Russell** was born in Whiston, near Liverpool in 1947 and has lived in Liverpool since the age of five. Working as a hairdresser improved his listening skills and being raised in a family of women influenced his creation of strong but often invisible women. "Shirley Valentine" landed Russell the 1988 Olivier Award for Best New Comedy and 1990 Evening Standard British Film Award for Best Screenplay, as well as a BAFTA nomination for Best Adapted Screenplay, a Golden Globe nomination for Best Motion Picture - Comedy/Musical, and a Tony Award nomination for Best Play. He is also an acclaimed musician, songwriter, screenwriter and novelist.

**Sharyn Henry** plays Shirley Valentine in Elysium Theatre's newest production. Sharyn has been involved in Brisbane theatre since returning from London in 1993 after some seven years of living abroad. She is an active theatre practitioner and her skills developed over the last twenty years, include acting, directing, writing for performance, storytelling, puppeteering, clowning, co-ordinating theatre festivals, cabarets and large events. ●●

### SHIRLEY VALENTINE

*Written by Willy Russell*

*Performed by Sharyn Henry*

Sandgate Town Hall

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1 November at 2pm

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*Violinist Rebecca Chan*

## MUSIC BY THE SEA

**An exquisite concert of Violin Sonatas will give lovers of quality music an opportunity to savour unforgettable classics at Music By The Sea on 7th November at Sandgate Town Hall.**

Performed by Melbourne violinist Rebecca Chan and French pianist Jeremy Eskenazi, the program features famous works by Johannes Brahms, Claude Debussy and Ludwig van Beethoven.

A description of one of these musical high notes can be attributed to Clara Schumann, who said the Violin Sonata no.3 in D-minor by Brahms, is "like a lovely girl playing with her lover."

Composed between 1886 and 1888, the extroverted and virtuosic sonata opens with a lyrical theme of shimmering beauty played by the violin, while the piano accompanies with syncopated piano rhythm creating a feeling of urgency.

Crafted in four pieces, the last movement in particular contains large-scale sections that can be characterised as symphonic, requiring ample space of a concert hall for its sound to resonate.

Our next composer, the patriotic Frenchman Claude Debussy, produced his Violin Sonata in G-minor between 1916 and 1917, in the context of historically turbulent World War I.

Written while visiting the seaside at the very end of his life, he dedicated this superbly balanced,

sweet, fiery and humorous piece of 'French Musical Impressionism' to his wife, Emma.

Another fascinating story is woven around Beethoven's Violin Sonata no.9 in A-minor, or 'Kreutzer', considered to be a one off and something of an enigma.

Known for its demanding violin part, unusual length (up to 40 minutes) and emotional scope, its 1st movement is predominately furious, while the 2nd is meditative and the 3rd joyous and exuberant.

One of the world's great writers, Leo Tolstoy, was so inspired that he wrote the novella The Kreutzer Sonata which was published in 1889, and promptly censored by Russian authorities.

After reading the novella in 1901, Rene Francois Xavier Prinnet painted the two 'Kreutzer' lovers in passionate embrace at the piano, becoming the longest kiss in advertising history as the image for Tabu perfume.

Tasked with bringing these treasures to life both Ms Chan and Mr Eskenazi bring excellent credentials to the stage.

Ms Chan was a member of the Australian Chamber Orchestra from 2010 to 2015, is a member of the Melbourne Chamber Orchestra and the Australian Piano Quartet. She has degrees in medicine, art and music, has also performed as a soloist with many major Australian orchestras, is a prize winner at the International Citta di Brescia Competition in Italy, and has performed in Europe.

Mr Eskenazi is also a sought after soloist, chamber musician, adjudicator, and scholar with a PhD in Performance Practice from the Royal Academy of London, founder of Muzio Clementi Society, and has performed at leading venues such as Festival Chopin in Paris, Queen Elizabeth Hall London and Istanbul Opera House. ●●

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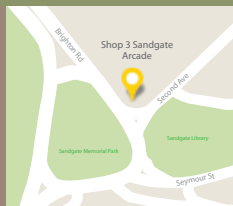


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Wanted! Dead or alive! These dudes saddled up and rode on down to Deagon Picnic Race Day where they caused quite a commotion trackside.



'Fashions on the Field' final four contestants drew the biggest cheer of the day on centre stage at Deagon Picnic Race Day. It was a close finish. Can you pick the winner?



"A piccolo please". Jess, the new barista at Garden Gate Café and Plant Nursery, has just turned on the coffee machine and is ready to take your order.



Marty and Christy Page buy up all the plant bargains at the brilliant Brighton State School Fete Plant Stall.



Princess Anna, Cinderella, Heidi and the very hungry caterpillar herself get ready to perform 'The Very Hungry Caterpillar' to celebrate Book Week with the kids at Nash Street Child Care.



Sandgate State School mums, Claire Scott, Kathryn Gunn and Amanda Miles were on duty at the home bake stall at Sandgate State School's awesome 'Carnivale'



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*James Bugeja and staff of Café Valletta are ready to serve you their new vegan and organic delights.*

## VEGAN AND ORGANICS LEAD THE WAY FOR CAFÉ VALLETTA

by Susie Laery

**A**fter ten months in the business, James Bugeja has boldly crossed the line to venture into veganism and organics at Café Valletta in Brighton.

When a few health issues were raised for him it seemed obvious for James to take a closer look at what he was fuelling his body with. In an attempt to lead a healthier lifestyle, James started exploring and researching the facts behind organics and the vegan diet.

This in turn gave him the notion to invest in the health of his customers and meet a gap he saw in the market. He was also influenced by some new businesses in Brighton such as a health coach he had met and the new 'Medical Clinic For Women' specialising in holistic healthcare for women just across the road. James felt taking the café into this market "was good timing and a good fit for the business".

James sources spray free produce from the pop-up Farmers Market outside of Satori Organics in Sandgate. "This means food is locally sourced,

seasonal, fresh and of course organic," says James. He also sources food from the Organic Farmers' Market at Northey Street, Brisbane.

James is certainly passionate about food. A qualified chef, he doesn't take any shortcuts. All food at Valletta is handmade except for some of the sweet treats which his sister makes off-site. James is very committed to the quality of his food and is known to start work at 3am to get things like Valletta's own ice-cream made. Mango, Lavender, Banana and Cacao are some of James' ice-cream specialties. All guilt free with no sugar added only the sweetness of the fruit used to sweeten the ice-cream.

Instead of conventional flour, butter, eggs and sugar as in traditional baking, vegan baking means using alternative ingredients such as coconut oil, coconut flour, almond meal, pure maple syrup and lots of fruit and vegetables.

James says there is a stigma surrounding vegan and organics and sometimes that can interfere with customers' preferences. He says, "I have one customer that buys her cakes here but doesn't tell her husband that they are vegan. He boasts how amazing they are but if he knew they were gluten-free, vegan and organic he wouldn't touch them".

With the arrival of Spring, James has introduced fresh juices and smoothies to his menu. James says "the roasted pumpkin, raspberries, almond milk, and cinnamon is delicious and one to try".

For more gluten-free, organic and vegan specialties, try Café Valletta, 353 Beaconsfield Terrace, Brighton ●●



LOCAL

# *Dining*

GUIDE

*Cafe Valletta - Photo by Paul Neil*



# 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](http://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.

**Contact:** [www.cafevalletta.com](http://www.cafevalletta.com), or 3269 4976

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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](http://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:** Pacific Fish Bar

**Address:** Cnr Wakefield St & Brighton Tce

**Cuisine:** Fish and Chips

**Feature:** The Pacific Fish Bar prides itself on being a family operated business since the 1950s. Open Wed-Sun providing the best quality fish and chips with the lowest prices.

**Contact:** 32691062



**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.

**Contact:** 0400 246 098

*Generations* CAFE



**Name:** Wild Manna

**Address:** 115 Brighton Road, Sandgate

**Cuisine:** Seasonal, cafe style food

**Feature:** At Wild Manna our Chef is the owner. We have award winning coffee from Clean skin, great food, wonderful and friendly staff. Come in and enjoy our cozy and welcoming ambience from Monday to Saturday for breakfast and lunch, coffees and homemade cakes.

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# GIG

# GUIDE

## FRIDAY 2

The Cardigan Bar Cocktail Hour  
Cardigan Bar 4pm

Rob Black  
Chandelier Bar & Grill 6pm

Unplugged Cafe  
Sandgate Community Ctr 7pm

Amy Kate Bryant  
Full Moon Hotel 7:30pm

The Gravity Duo  
Sandgate RSL 7:30pm

Soul Cutz  
Phoenix Bar and Lounge 8pm

## SATURDAY 3

Liam Kennedy Clark  
Chandelier Bar & Grill 6pm

You and the Night  
Cardigan Bar 7pm



Brett Whitmore  
Full Moon Hotel 7:30pm

The Muses Trio  
Sandgate Town Hall 7:30pm

Nightshift Duo  
Sandgate RSL 8pm

Diva D'amour  
Phoenix Bar and Lounge 8pm

Caught In The Act  
Sandgate RSL 5:30pm

Rob Black  
Chandelier Bar & Grill 6pm

Folklore  
Cardigan Bar 7pm

## SUNDAY 4

Rob Black  
Chandelier Bar & Grill 12:30pm

Romio  
Sandgate RSL 12:30pm

Steve Hargreaves  
Full Moon Hotel 1:30pm

Andrew Mackay  
Phoenix Bar and Lounge 2pm



Blackhart & Strangelove  
Cardigan Bar 4pm

## WEDNESDAY 7



Cliff  
Sandgate RSL 6pm

POCKET spoken word  
Cardigan Bar 7pm

## FRIDAY 9

The Cardigan Bar Cocktail Hour  
Cardigan Bar 4pm

Rob Black  
Chandelier Bar & Grill 6pm

## FRIDAY 9

Danny Widdicombe  
Cardigan Bar 7pm

Facin the Crowd  
Sandgate RSL 7:30pm

Arthur Black  
Full Moon Hotel 7:30pm

Stone Miller  
Phoenix Bar and Lounge 8pm

## SATURDAY 10

Sandgate Sunset Run & Markets  
Sandgate central roundabout 4pm

Seleen Mcalister  
Chandelier Bar & Grill 6pm

TwoCrows  
Cardigan Bar 7pm

Alble2Rock  
Sandgate RSL 7:30pm

Brett Whitmore  
Full Moon Hotel 7:30pm

Candice Bliss  
Phoenix Bar and Lounge 8pm

## SUNDAY 11

Matt Black  
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  
Sunday Session w/ Hope Scott  
Cardigan Bar 4pm

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## FRIDAY 16

Seleen Mcalister  
Chandelier Bar & Grill 6pm

Jesse Morris  
Cardigan Bar 7pm

Amy Kate Bryant  
Full Moon Hotel 7:30pm

Swizzle Duo  
Sandgate RSL 8pm

Jamie Lee Fox Duo  
Phoenix Bar and Lounge 8pm

## SATURDAY 17

Liam Kennedy Clark  
Chandelier Bar & Grill 6:30pm

Box Falcon  
Cardigan Bar 7pm

Lachlan Elliot  
Full Moon Hotel 7:30pm

Leighton Duo  
Sandgate RSL 7:30pm

## SATURDAY 17



Style  
Phoenix Bar and Lounge 8pm

## SUNDAY 18

Shayne Crump  
Sandgate RSL 12:30pm

Steve Hargreaves  
Full Moon Hotel 1:30pm

Atilla Sautov  
Sandgate Town Hall 3pm

## FRIDAY 23

Nice Verdes  
Cardigan Bar 7pm

James Dean  
Full Moon Hotel 7:30pm

Stu Murphy Duo  
Phoenix Bar and Lounge 8pm

Duelling Pianos  
Sandgate RSL 8pm

## SATURDAY 24

Seleen Mcalister  
Chandelier Bar & Grill 6pm

Stone Miller  
Phoenix Bar and Lounge 8pm

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



*Pictured right, artist Viliam Mauritz will bring his art Installation 'Giant Steps' to our shores in October.*



## “GIANT STEPS”

### A Project in Movement

**By playing with chaos-movement-transformation-structure, this installation creates an ambience that places its viewer directly in a situation of vulnerability, experiencing a lack of visibility. We do not see much from the inside for we lack a sense of perspective. From a distance and from above, we become informed spectators and we can see the picture as a whole; the big picture.**

This event is a 'first step' in the larger international "Giant Steps" project by Swiss artist, Viliam Mauritz. He plans to produce similar installations in a variety of locations around the world. We have agreement in principle on the feasibility of the next step in our project in Switzerland, Paris (France) and Peru.

The following is a brief description of the 'First Step' that will take place on October 10th and 11th, 2015 on the tidal sands of Sandgate beach.

"Giant Steps" is a large-scale outdoor Art installation. It is a construction of two giant-sized foot prints; each 'footprint' measuring 100 metres long, 40 metres wide and 3.8 metres high and will

be constructed by placing 380 prepared bamboo poles, in the tidal sands at low tide.

The public will be able to walk between the bamboo poles, without having any concept of the form taking shape, and how it looks from above. This creates a lack of visibility experience because it is a seemingly random form or indeed, chaotic. At high tide, the water will hide the bottom third of the bamboo but the 'foot prints' will remain visible above the water and they will appear to be floating. The image of the Artwork will change as the tides ebb and flow. The installation at Sandgate will stay in place for two days and then will be de-constructed.

"Giant Steps" allows us to shift our ways of seeing. It focuses our gaze on the beautiful natural environment of northern Moreton Bay at Sandgate, and invites us to participate in and witness the making of a universal symbolic structure in large scale. It symbolises human presence and it invites us to see how a large scale impact is developed, piece by piece, giving us a way of 'seeing the whole picture' from above. The event will be filmed from above and projected onto large screens onshore. ●●



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Photo: Paul Neil

Artist Ruby Purple in her studio

## RUBY PURPLE

### How one woman's dream became her reality

by Susie Laery

**T**wo thousand and nine was the birth of Ruby Purple - the artist. Through the support of her husband, Ruby escaped the daily grind as an auditor and embarked on a journey to become an artist.

Before this, Ruby was known by her birth name. It seemed only fitting that with a change of life direction she too would change her name. What better name for an artist than the vibrant colours of 'ruby' her birthstone and 'purple' her favourite colour.

Before pursuing her art career Ruby's artistic talent was never realised more than getting creative with her children at home.

"I enjoyed face painting with the children and was always motivating them to brighten up their school projects with colourful and creative title pages". The artist in Ruby was concealed in the busy lifestyle of work and raising children.

Upon resigning from her job, Ruby took up painting classes where she learned various painting techniques. She now applies a variety of styles to her creations, working with watercolours, acrylics, oils and charcoal to produce varied works on canvas, board and paper. She also fuses her artistic style through mixed media where she allows texture to elevate her art onto another playing field.

A year after Ruby exchanged her day job for her paint brush, she was selling her art. She is now self-funded and sells her art extensively to private collectors, artists and businesses. She has been involved in many collaborative exhibitions over the years, but this year sees her first solo exhibition at Bramble Place in Sandgate. Ruby explained, "(I'm) excited and nervous about the exhibition entitled 'Tightrope of Life'. I have been working on this body of work for over a year".

Much of Ruby's art bears significant meaning and messages, however Ruby is always interested at what people draw out of her paintings.

Ruby is an active member of the art community, belonging to various groups such as the Bluewater Festival Art Exhibition and Art Trail, Expressions Art Exhibition, Sandgate Art Society, Artists Afloat, Warrior Women and The Originals. Ruby says, "being an artist can be isolating and I wouldn't be where I am without the groups I'm involved in."

This reinvention has been empowering for Ruby and inspiring for those who meet her. It proves that with focus and determination and the support of family, dreams can become reality. For Ruby, "painting allows me to express what I love doing. I love painting and I love making people happy." ●●

**EXHIBITION 'TIGHTROPE OF LIFE'**  
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**W**ith Spring well under way, it's the ideal time to work in your garden and to get ready for those warmer Summer months ahead. So roll up your sleeves and get started with our top three activities to do in your garden in October:

### 1. Pruning and dead heading

Pointsettia can be cut back hard, along with spring climbers such as jasmine. It's also an idea to cut off any dead flowers to conserve the plant's energy. You can also deadhead annuals and perennials to keep them flowering as long as possible and avoid them going to seed.

### 2. What to plant now

Veggies – capsicum, cucumber, eggplant, French beans, lettuce, pumpkin, radish, rock melon, spring onion, squash, sweet corn, sweet potatoes, tomato, zucchini.

Herbs – basil, chives, coriander, oregano, parsley, sage, thyme.

Flowers – aster, begonia, cosmos, marigold, poppy, petunia, salvia, sunflower, zinnia.



### 3. Fertilise and mulch

If you haven't already done so, it's a good time to feed your soil with good quality fertiliser. Remember that we can get some dry periods this month, so make sure you water your fertiliser in well.

Start to apply mulch to increase water retention (particularly for the warmer summer months ahead) and to discourage weeds. There are some fantastic organic mulch options available such as bamboo mulch. The mulch is eco friendly and grass seed free – which your garden will thank you for!

As always, remember The Garden Gate Nursery has a range of professionals on hand to offer advice and tips or just for a friendly chat! We'd love to see you so pop in, enjoy a coffee or even our BBQ Sunday brekkies with live music.

Happy gardening! ●●



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

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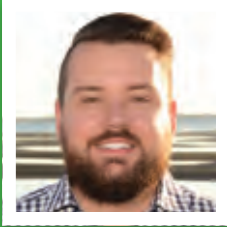
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# A WORD FROM OUR REPRESENTATIVES

## Cr Jared Cassidy



It's been a very busy month around the Deagon Ward with local festivals and events for the whole family.

The Deagon Community Picnic Race Day was a huge success with close

to 9000 in attendance. I was honoured to name a race after my Grandfather, Fred Cassidy, who was a local business owner and horse trainer in Deagon.

Kim Mancini and I launched the Rainbow Street Mural with students from the local schools who participated in designing the artwork. This fantastic mural encapsulates our diverse local environment from the bush to the mangroves and the lagoons in between. Thanks to Kim for her hard work on this project and to Victoria Newton for kicking it off.

The Shorncliffe Pier reconstruction is nearing completion and the community is looking forward to the official opening. I have a community survey you can complete in my office in Cliff Street to provide feedback about what you want to see at the opening. You can also find copies of these surveys at Tackle Land in Sandgate and at Stirling Hinchliffe's Office.

## Stirling Hinchliffe MP



Queensland Mental Health Week is held from Sunday, 4 October to Sunday, 11 October. This year's theme is "Value Mental Health", a time to reflect on the importance of mental

health and wellbeing in the community whilst raising awareness.

Around 20% of adults are affected by some form of mental disorder every year, with Anxiety disorders affecting around 14% of the adult population every year. Depression affects around 6% of adults every year. Further, almost half (45%) of Australians aged 16-85 years will experience a mental illness at some stage in their lives.

These statistics show we must do more to support those experiencing mental illness. The Palaszczuk Government has committed \$11.8 million over 4 years to rebuild mental healthcare for young people.

I was pleased to host a Valuing Mental Health Morning Tea at my office recently, along with Queensland Mental Health Commissioner Dr Lesley Van Schoubroeck, recognising the need to raise awareness in the community.

## Cr Amanda Cooper



I would like to congratulate all the children who received their 2015 Gold Star Reading Club awards at the Bracken Ridge library last month. Council's Gold Star Reading Program for primary school

children encourages reading and helps improve reading and literacy skills. It was a pleasure to be part of it and to give out the certificates and medals. Well done too to the parents for

encouraging their children's reading.

I encourage residents to support the Council's Homeless Connect program which collects donations for the homeless. Homeless Connect brings together business and community groups twice a year to give free services to the homeless, or those at risk. Services include medical care, legal advice, accommodation referral, personal grooming items and clothes. There is a collection box at my ward office and items such as shampoo, deodorant, soap, toothpaste, insect repellent, pre-loved clothing in good condition and non-perishable food items can be included. Please make any donations by Friday 30 October.

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# STEP OUT AND HELP SOME LITTLE TREASURES

by Emma Harley

**This October the picturesque Sandgate waterfront will play host to the third annual Brisbane Walk for Prems fundraiser.**

Brisbane event co-ordinator Kate Bennett says the walk is a fun way to raise much needed funds for the Life's Little Treasures Foundation and support families both with babies still in hospital, and those who have left the hospital and face challenges with their new babies.

"The foundation began in 2005 when a group of parents of premature babies decided to do something about the lack of support for people in their situation," she says.

"The Life's Little Treasures Walk for Prems strives to give the families of these tiny babies the assistance they need to navigate an often traumatic journey."

The event is close to Kate's heart, as she herself is mother to three premature babies.

"I believe having a baby so premature made me appreciate what it really means to be a mum," she says.

"Becoming involved with Walk For Prems is my way of supporting families in a similar position to mine.

"Even though most people will know someone who has had a premature baby, it is not until you experience it yourself you really appreciate what other parents go through. If I can make one family's journey a little easier, that's great."

With Sandgate's beautiful location and family atmosphere, it is the perfect venue choice for the event's organisers.

"Sandgate is a beautiful area with a great community vibe," Kate says.

"The foreshore walk is perfect for families pushing strollers and prams, with young children walking and also grandparents who are great supporters of the foundation."

Kate says there has been great feedback and assistance from the community for the event.

"Sandgate Scout Group is running a sausage sizzle at the event, Snap Fitness's personal trainer extraordinaire, Troy Lum, will be warming up the participants before the walk, and Redcliffe's A Little Ray of Sunshine will be taking photos.

"Raising funds is the reason for organising the walk. However, it is also a chance for families to socialise with others that have been through a similar journey, and the support and understanding that goes with it is equally important."

The event is on October 25 at Sandgate Foreshores Park on Flinders Parade. It commences at 8.30am, with the walk starting at 9:30am. For more information or to register, visit [www.walkforprems.org.au](http://www.walkforprems.org.au). ●●



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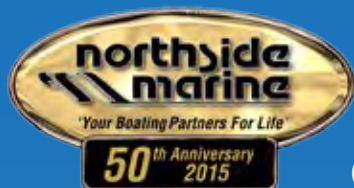
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# Celebrating 50 Great Years

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## OCTOBER 2015 TIDE CHART

Time m	Time m	Time m	Time m
<b>1</b> 0534 0.17 1146 2.39 TH 1812 0.38 2358 2.02	<b>9</b> 0118 0.49 0715 1.86 FR 1316 0.54 1924 2.13	<b>17</b> 0529 0.40 1153 2.16 SA 1817 0.63 2355 1.76	<b>25</b> 0130 0.25 0728 2.16 SU 1341 0.35 1943 2.33
<b>2</b> 0614 0.27 1235 2.32 FR 1904 0.51	<b>10</b> 0156 0.42 0754 1.96 SA 1400 0.48 2003 2.15	<b>18</b> 0603 0.46 1234 2.11 SU 1902 0.69	<b>26</b> 0219 0.16 0819 2.32 MO 1439 0.28 2033 2.32
<b>3</b> 0046 1.82 0656 0.40 SA 1327 2.22 2003 0.64	<b>11</b> 0230 0.37 0830 2.05 SU 1439 0.45 2038 2.14	<b>19</b> 0038 1.66 0644 0.54 MO 1322 2.07 1958 0.73	<b>27</b> 0304 0.10 0907 2.43 TU 1532 0.25 ○ 2120 2.26
<b>4</b> 0142 1.64 0745 0.53 SU 1424 2.11 2114 0.72	<b>12</b> 0301 0.33 0903 2.12 MO 1517 0.43 2110 2.12	<b>20</b> 0136 1.58 0739 0.61 TU 1422 2.05 2109 0.73	<b>28</b> 0345 0.09 0954 2.51 WE 1623 0.27 2206 2.16
<b>5</b> 0254 1.53 0848 0.65 MO 1532 2.04 ● 2231 0.73	<b>13</b> 0330 0.31 0936 2.17 TU 1552 0.43 ● 2141 2.08	<b>21</b> 0253 1.56 0851 0.66 WE 1534 2.06 ● 2227 0.65	<b>29</b> 0425 0.12 1040 2.53 TH 1713 0.32 2252 2.03
<b>6</b> 0419 1.52 1006 0.70 TU 1643 2.02 2339 0.67	<b>14</b> 0359 0.30 1009 2.20 WE 1628 0.46 2212 2.02	<b>22</b> 0418 1.64 1013 0.63 TH 1647 2.13 2336 0.52	<b>30</b> 0504 0.19 1126 2.50 FR 1802 0.41 2339 1.89
<b>7</b> 0532 1.61 1122 0.67 WE 1746 2.05	<b>15</b> 0428 0.31 1042 2.21 TH 1703 0.50 2244 1.95	<b>23</b> 0532 1.79 1129 0.54 FR 1751 2.22	<b>31</b> 0543 0.30 1212 2.41 SA 1852 0.52
<b>8</b> 0034 0.57 0629 1.73 TH 1224 0.61 1840 2.09	<b>16</b> 0458 0.34 1117 2.19 FR 1739 0.56 2318 1.86	<b>24</b> 0037 0.37 0633 1.98 SA 1238 0.44 1850 2.30	

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# Thank You

I just wanted to shout out a huge thank you to all friends, family and local businesses who have supported and help raise funds for the 60kkm Brisbane Weekend to End Women's Cancers. Funds raised Benefit QIMR Berghofer and the Royal Brisbane and Womens Hospital and all women!

You are all truly amazing. Thankyou to: Doug and Robyn (Mum and Dad for putting on the function), Janette Giuliano, Susan Impey, Paul Neil, Pauline Walsh, Julie Farrell, Karen Neubauer for your generous donations and to Luigi Paiaro, Michelle Henriksen for donating online, Hollie Russell for attending, Trish Wright for your amazing effort in selling cakes, bakes and biscuits to your fellow work mates, Maggie Wright for your beautiful singing with Bridgette and the most talented Caitlin for playing the great tunes, Catherine Wright for stepping in and helping me out with the modelling, and the gorgeous Emma Wright, and all of your beautiful family who came to support, Merv McCullough and Rae (Pop and Nana) who donated and Nana who painted a beautiful picture and made yummy rocky road. Vivienne Learoyd (Aunty) who knitted beautiful scarf's to raffle and Uncle Rick and Marg for attending. Brett and Lauren Learoyd for your generous donation, Jen Henderson Glenda and John Bowden, Decima, Audrey Lackey, Ken and Noleen Stewart, Michelle, Dianne and Bill Parsons. Thank you Deb Johnston, Cathy Payne, Kim Johnston, Vicky Hooper, Jules, Mike and Theresa Keating and All of the flying people, Flower people and Boondall Snap fitness people for attending the function, Vickie Anne Butt for your kind donation, Jd Rocker, Iain Wallace, Sharon Shepherd, Fiona Wilson, Leisa August for attending and supporting the function.

Thank you to all the local businesses who supported by donating a raffle to make the fundraiser a success. Leanne and Pete from Pete's Shop Brighton, Paul and Kay from Australia Post - Brighton Nathan Street LPO, Angie from My Beads, Chris from Sweet Georgia Boutique, Janette and Jen from Eco - Eccentric, Hawgood Jewellers, Pauline from Something About Audrey, Lava Print, Paul from LiquorLand Brighton, Anne from BWS Brighton, Bargain Variety House Sandgate, Sue Fuhrmeister and team from Friendly Care Pharmacy Sandgate, Mitre 10 Sandgate, Bottle Mart at Boondall, Scott from Bottle Mart Sandgate, and Aaron from the Full Moon Hotel, Sondra from Heel to Toe Fashions, Simone from Priceline Pharmacy Sandgate, Deb from All about you, Homewares and Gifts, Sandgate, Sasha from Sasano Jewellers, Gina from Oopsa Daisy Flowers, Jeanine from The Coffee Club Sandgate, Susan Impey from Intimo Lingerie, Mel and the girls at the Brighton Pharmacy, Marie from Hua Girl Florist, Out 'n' About with Photographer Paul Neil, News XPress Sandgate, Julie from The Chemist Warehouse Sandgate, all the girls at Nashville Guardian Pharmacy, Square Cuts Meat, Doug's Seafood Café, Gab at Snap Fitness Boondall, On behalf of all women, we thank you for your generous support. We raised over \$2147. As I have exceeded my goal, Liam has decided to join me on the walk and has now registered. We are aiming to reach \$4000 between us. If anyone else is interested in supporting the 60kkm walk to end women's cancers, please go to the website and search for Liam McGrann to donate.

**Fiona McCullough**





*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](http://www.sandgate.com.au/noticeboard.htm)**

## Perception Exhibition

Local arts group Artists Afloat Inc invite you to their latest thought provoking group exhibition 'Perception'. The touring exhibition, will be making it's debut at the Naracoopa BnB Art Gallery in Shorncliffe on 3/4 & 10/11 October.

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## Atilla Sautov Returns to the Town Hall

As part of his 2015 Spring Tour, Atilla Sautov will return to the Sandgate Town Hall for a performance with the newly formed Australian Virtuosi Chamber Orchestra. The beautiful program will feature Antonio Vivaldi's The Four Seasons plus works by Bach, Corelli, Handel, and Paganini. He will also be joined by Brisbane soprano, Anna Butterworth.

Come along and hear some of the most powerful, impassioned and colourful music in the solo violin and voice repertoire.

Sandgate Town Hall Sunday 18 October at 3pm  
 For more information visit [www.attillasautov.com](http://www.attillasautov.com)  
 or phone 0417 619 915

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## Womenspace

**Tuesday 3 October** - Book Groups - 11am and 7pm. Join women to discuss books that matter.

**Friday 6 November** – Gardening Group 8-10am. All women welcome. No cost.

**Wednesday 11 November** – 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' Facilitated by Louise Geary.

More info: [www.womenspace.org.au](http://www.womenspace.org.au)  
 Contact: [coordinator@womenspace.org.au](mailto:coordinator@womenspace.org.au)  
 Phone: 0431 112 721

## SANDBAG Xmas Volunteers Wanted

A meeting will be held at the Sandgate Community Centre to discuss volunteering opportunities at SANDBAGs Annual Community Christmas Day Lunch. If you are interested but unable to attend, please email [xmascarol@sandbag.org.au](mailto:xmascarol@sandbag.org.au). Please note - contact will be made at a date after the meeting.

Tuesday 20th October at 6pm  
 153 Rainbow Street, Sandgate

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## Guided Historical Walks

Sandgate & District Historical Museum will be discovering the "Secrets of our Pioneers" at the Bald Hills Cemetery.

On Saturday 7th November join Museum Researcher, Pam Verney, who will take us on a walk through the Bald Hills Cemetery and indicate the resting places of some of Brisbane and Sandgate's significant pioneers.

Share their stories, and this tour includes a special opportunity to enjoy a short "smoko" with the settlers.

Duration of Walk: 2 hours

Cost per person: \$25 (includes morning tea)

Bookings are essential

Enquiries: ph 3869 2283 or 0410 327 095

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## Help brighten someone's day

Do you have an hour to spare once a fortnight to visit a lonely person in residential care in Sandgate at Masonic Care? Phone Gwen on 3266 4500 or email [gwen@nac.org.au](mailto:gwen@nac.org.au).



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# THE HISTORY BEHIND MUSGRAVE HOUSE

.....

**H**istory sadly reveals that over the 44 years between 1888 and 1931 a total of 3825 young children were cared for at the Lady Musgrave Sanatorium located at 8 Allpass Parade, Shorncliffe. The sanatorium closed in December 1931, and the building became derelict until April 1940 when James Brown took up the lease and the building was named "Musgrave House".

In the era before antibiotics (1940), prolonged convalescence was normal for children's diseases everywhere. There were no curative drugs. The reason for the establishment of the seaside Sanatorium at Sandgate was the belief that sea air and sea bathing were especially beneficial to health and convalescence. Sea bathing became popular as a cure for chronic illnesses, especially those involving joints and muscles. Dr Richard Russell contended "Not only was it beneficial to bathe, but that the salts of

sea water were curative if swallowed in copious quantities."

Many of the children were under the age of 3 years and almost all were under the age of 10. Children with viral poliomyelitis, post-traumatic amputations and recovering from diphtheria were cared for.

Lady Musgrave, the wife of Queensland's fifth Governor, was instrumental in establishing an outreach sanatorium by the water for the humanitarian benefit of chronically ill children, and was successful in obtaining a piece of land from the State Government.

Architect, Mr Richard Gailey, with funds totalling 600 pounds, designed a purpose-built building comprising two wards each of six patient beds. The building included a bedroom for the Matron and another for the nurses. The ceilings were 5.2 metres high, had large windows with vertical sashes, two internal bathrooms, and each ward was warmed by a brick fireplace. Each iron cot had its own mosquito net. A garden with trees surrounded the Home enclosed with a paling fence. Kerosene lamps lighted the Home; electric light was not installed until 1925.

Sadly, none of the family names of the 3825 children, for whom the Home was their home for weeks or months, has been recorded in any archive. Almost none of the names of more than 100 nurses who cared for them are known.

"Musgrave House" is today a private domestic residence and has been heritage restored over 15 years. The original architectural and structural materials, built by the original architect, have been preserved or re-created.

Musgrave House is one of the earliest buildings in Shorncliffe, and its graciousness is a heritage in itself. ●●

*This is a research contribution by David Hill for the Sandgate Historical Society.*

*Visit the Sandgate Museum for archival records of early historical homes.*

*150 Rainbow Street, Sandgate  
Open Wednesdays and Sundays  
10.00am-3.00pm*



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\*Best price based on similar inclusions and size. Fast track 8 week build time based on single storey up to 180 sq metres with no changes made. Image artist impression only. Please contact Homes by CMA for further details.





Photo Supplied by Coronis



# CHOOSING A REAL ESTATE AGENT IS A CRUCIAL STEP OF SELLING

**T**he real estate agent you employ will ultimately be responsible for the marketing of your home, market insights, price recommendation and the negotiation process with potential buyers.

But what about the price of their fees?

Unfortunately, when you're searching for a real estate agent, the 'collect three quotes and choose the middle' method doesn't work. In fact, industry research has shown that choosing the cheapest agent may end up costing you more... much more.

Any agent can sell a house, but a skilled agent will sell it at the highest price possible and help guarantee your financial future. You need to choose the agent who will leave the most money in your pocket at the end of the day. For example, the cheaper agent could receive an



offer of \$480,000 and talk the seller down to that price whereas the agent who earns a higher commission, knows how to work for the seller and talk the buyer up to the desired \$500,000 price tag. This comes back to finding an agent who cares about your needs and goals, not theirs.

So while their commission might only be \$5000 compared to \$10,000, it could end up costing you \$20,000 off the sale price of your home. Not all agents are the same, and they certainly don't offer the same product for the same price. The right agent is an asset and the wrong agent is a liability. ●●



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# PROPERTY MARKET REVIEW

Locally, the market is quite strong with fewer houses on the market for sale with strong demand from buyers. There are many opinions of why this happens from time to time, and it is probably best described as being a combination of many factors, including;

Lower than normal interest rates – this helps both First Home Buyers entering the market as the amount of money required between renting and buying becomes smaller. For investors the difference between the weekly costs of owning a rental property and the amount of rent also becomes smaller with the lower interest payments on the loan.

More owners of property deciding to hang on to their properties a little while longer as prices are only improving.

Media attention to the fact that prices are moving (especially in Sydney) gives the buying public more confidence that property is still a great place to invest.

The stock market has been struggling across the globe and in Australia so some people may elect to remove their investments from the stock market and into property.

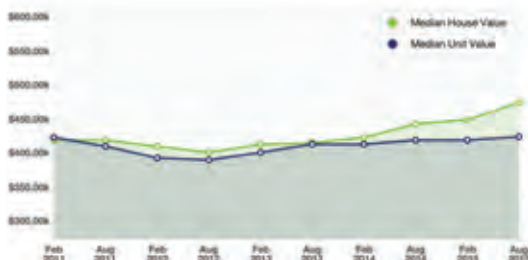
The popularity of SMSF's (Self Managed Super Funds) and Australia's obsession with property.

For any real estate advice please call any of the team at Dickies First National on 3269-0777

## Quick Stats - Brighton

### Top 5 Streets in the Suburb by Median Value

Street Name	Median Value
Flinders Pde	\$775,279
Sixteenth Ave	\$744,397
Cremorne Pl	\$726,106
Thirteenth Ave	\$676,929
Baldry St	\$667,338



Current Measurement	Houses	Units
Median Value	\$473,000	\$423,500
Median Weekly Rent (Gross)	\$430	\$405
Suburb Rental Yields	4.72%	4.99%
Annual Number Of Sales	203	39
Number Of Dwellings	4,033	353

As at 24/9/2015

Data: Onthetthouse.com.au



## 10 ETARRE STREET, BRACKEN RIDGE

 3  1  1

One look at the huge deck on this renovated home and you will start planning your home warming party. Three bedrooms, open plan a/c living, polished floors, modern kitchen and bathroom, storage under, tenanted.

**\$389,000**

**Laurie Ryan**

0411 573 202

[sales@sandgaterealestate.com.au](mailto:sales@sandgaterealestate.com.au)



## 11 STOCKHAM STREET, DEAGON

 3  2.5  1

Architecturally designed home, 3 double bedrooms, master with ensuite, large office 2 1/2 luxurious bathrooms, sleek stylish kitchen with SMEG appliances, only minutes to transport, shops and schools.

**\$590,000**

**Aarthi Venkatesan**

0412 354 989

[sales@sandgaterealestate.com.au](mailto:sales@sandgaterealestate.com.au)



## 3 SCOTT STREET, DEAGON

 4  2  1

Four spacious bedrooms, main with ensuite, 2 luxurious bathrooms, sleek stylish kitchen, private rear patio, short walk to Sandgate shops & train.

**Offers over \$560,000**

**Laurie Ryan & Aarthi Venkatesan**

0411 573 202, 0412 354 989

[sales@sandgaterealestate.com.au](mailto:sales@sandgaterealestate.com.au)



## 430 BEACONSFIELD TERRACE, SANDGATE

 3  1  1

Spacious lowset home, three bedrooms, 3rd with study area, open breakfast/dining/lounge areas, small front patio, Large enclosed area at rear for storage, side access, short stroll to water, shops and bus. 2 LOTS.

**\$549,000**

**Laurie Ryan**

0411 573 202

[sales@sandgaterealestate.com.au](mailto:sales@sandgaterealestate.com.au)





## THE GOAL POSTS HAVE BEEN MOVED

**S**ince the beginning of the year, there have been a number of changes occurring in the finance world, more specifically around investment lending. APRA (who are the body that oversees lending in Australia) have flagged their concerns over banks lending to investors. The main reason for these concerns are the levels of investment lending in Sydney and Melbourne, and they have asked the banks to keep their growth in investor loans to below 10%; investment lending was growing at a rate of 21% year on year. Whilst the focal point has been Sydney and Melbourne, these changes effect investors Australia-wide.

In response to these concerns and to keep their commitment as responsible lenders, many institutions have reviewed their acceptable loan to value ratios for investment purposes. Some lenders have made changes such as a minimum 20% deposit to purchase an investment property. Other changes include implementing a differential in the interest rate charged for investment loans as opposed to owner-occupied home loans. We have seen CBA and ANZ announce increases of

0.27% on all their variable investment loans and AMP increasing their investment variable rates by 0.47%.

APRA has also announced concerns regarding loan affordability, and lenders have made changes to the way they assess an applicant's capacity to repay the debt, in turn making sure there is enough of a buffer so investors can afford the debt, even if rates increase.

So, what does this mean for buyers in our local areas of bayside Brisbane? Already we've seen a noticeable drop in rental property purchases within our region, with many investors explaining their lending capacity has been seriously affected by the changes. Likewise, we are hearing cases of purchasers trying to buy their own home to occupy also experiencing a change in financial advice from late last year until now.

Our professional advice? Make sure you have clarified your financial lending capacity prior to making an offer on a new home. Even if you did so 6 months ago, we strongly recommend you get updated confirmation.

For more information, contact Tamara & Mark Wecker, agency owners of RE/MAX Property Shop on 0417 754 207. ●●



**235 LACEY ROAD, BALD HILLS**

(Photo indicative only)

**Buy off the Plan & SAVE!  
Invest or Own.**

 2+  2  1

Carseldine Close. 2 and 3 bedroom Villas in Boutique Complex of 44. 23 now only available! Superb design and quality. Secure for \$1,000. Balance of deposit on finance approval. No progress payments. Construction end 2015. Completion mid 2016.

**From \$329,000**

**Mark & Janette Southwell** | 0412 537 519

MJSouthwell@Remax.com.au



**22 GAWAIN ROAD, BRACKEN RIDGE**

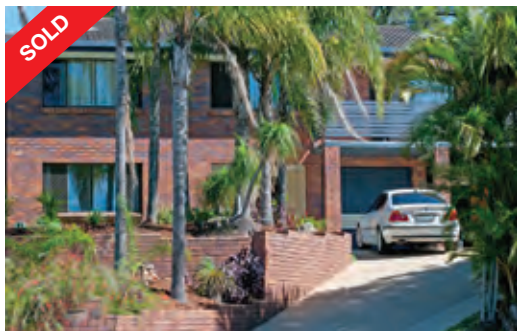
 3  2  3

• Multiple offers within 2 days • Under contract in three days! • 7 written offers! • Premium price for premium property! • Sold and settled in 30 days! • Many buyers MISSED OUT!! Looking for MORE..

**High \$400,000's**

**Mark & Janette Southwell** | 0412 537 519

MJSouthwell@Remax.com.au



**54 DENHAM STREET, BRACKEN RIDGE**

 4  2  2

Pristine and Perfect Family Home! Excellent Outcome! Persistence Pays! Very Happy Buyer and Seller! For an accurate appraisal resulting in a successful sale contact Mark and Janette Southwell.

**\$539,000 Negotiable**

**Mark & Janette Southwell** | 0412 537 519

MJSouthwell@Remax.com.au



## 97 BRIGHTON TERRACE, BRIGHTON

Acquire a lifestyle that will be the envy of all who visit. This residence is designed to make an impression ... and it does.

 4  3+  4

Poised high to embrace endless breezes and glimpses of the sparkling bay waters, this modern masterpiece is young in age and boasts an impressive 3 level floor-plan that invites the very best of family lifestyle.

**Low \$900,000's**

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



## 5 SUNWELL STREET, BRIGHTON

 4  2  2

Meticulous design and strategic renovations have resulted in a residence that oozes style, class and relaxed bayside living. With a seamless flow from all living areas to a selection of alfresco settings, this "wow factor" home is for entertaining in style!

**Low \$600,000's**

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## 28 LLOYD STREET, BRIGHTON

 2  1  1

Positioned just 1km to the vibrant foreshore, this has to be one of Brighton's best buys! Sited on a generous 726m<sup>2</sup> allotment, this modest cottage offers massive potential for a property overhaul. Rent, reno or remove!

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## 72 FLINDERS PARADE, SANDGATE

Homes with this historic value are rarely released to the market. This is a once in a lifetime opportunity.

 4-5  3  2

Facing the foreshore, this graceful circa 1880's residence was formerly a block of flats. The owner's foresight has seen it transformed into one of the area's most recognised homes. Its waterfront aspect is simply breathtaking.

### Expressions of Interest

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## 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!

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## 41A CONNAUGHT STREET, SANDGATE

 4  2+  2

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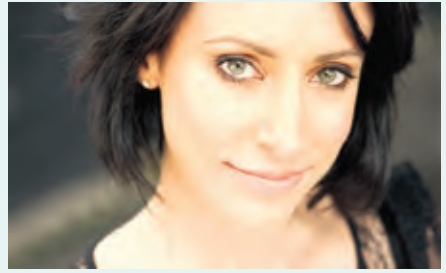
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A woman with brown hair tied back, wearing a red tank top, is shown from the chest up. She is looking off to the side with a focused expression. The background is dark and out of focus, suggesting a gym environment with some equipment visible.

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