

Merry Happy, Happy Merry Season's Greetings to everyone. Hope you have a fabulous Christmas, spoiled by those nearest and dearest, get a chance to put the feet up and recharge the batteries, see in the New Year with appropriate joy and festivity and hit the ground running for 2018.

#### SUMMER REMINDERS (SORRY BUT NEED TO REPEAT!)

Those of you that are new to the community need to know, and those old timers, perhaps a gentle reminder. In **summer** we live more outdoors and have our doors open. This means you need to remember

- \_ Noise travels, conversations are overheard and can disturb your neighbours
- \_ Smoke travels from your balcony to everyone else's
- \_ No glass allowed in the pool area, hint- plastic cups and refill your glass from the BBQ area.
- \_ Leave the BBQ area clean and tidy, it could be you using it next.
- \_ Try and be responsible about the recycling bins, putting the correct rubbish in the correct bin.
- \_ Freeze the seafood scraps till bin day (Monday, Wednesday, Friday for industrial bins)
- \_ Put down an umbrella if you put it up. Storms at night ruin our lovely umbrella's.

THIS IS THE BIGGIE, be considerate of your neighbours please. This will guarantee a happy holiday season for all our residents, big and small, old and new.

#### LATEST MARKET NEWS –REIQ UPDATE

The unit market has continued its softening, with the market contracting 2.6 per cent over the past year. The new annual median house price is \$440,750, down from \$452,500 a year ago. With more supply expected online over the next 12 months we expect this market will not firm up until mid-2019 at the earliest.

**The million-dollar club** welcomed new entrants this quarter, with 18 suburbs claiming a median of \$1 million or above, compared with 15 suburbs last quarter. This quarter solidified growth for the sole two-million-dollar club entrant of Teneriffe and its median of \$2.6 million.

1. Ascot: \$1.52 million
2. Auchenflower: \$1.09 million
3. Balmoral: \$1 million
4. Bulimba: \$1.26 million
5. Chelmer: \$1.08 million
6. Clayfield: \$1.15 million
7. Fig Tree Pocket: \$1.18 million
8. Hamilton: \$1.19 million
9. Hawthorne: \$1.2 million
10. Hendra: \$1.02 million

11. Highgate Hill: \$1.14 million

12. Kalinga: \$1 million

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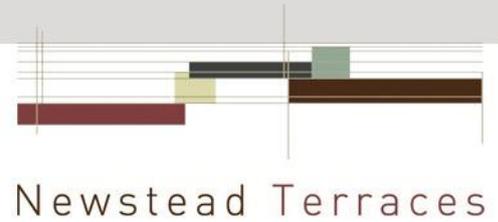
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- 13. New Farm: \$1.4 million
- 14. Paddington: \$1 million
- 15. St Lucia: \$1.27 million
- 16. West End: \$1.13 million
- 17. Wilston: \$1.15 million



At the current rate of growth, around 32 per cent over the past year, and if market conditions remain static, **Teneriffe will be our first \$3 million suburb and this will happen in the next 12 months. This is not a sure thing, but it is a possibility.**

### CHRISTMAS OFFICE HOURS

The office will be closed from **Thursday 21<sup>st</sup> Dec, reopening Monday 8<sup>th</sup> January.**

I will be onsite Wednesday 27<sup>th</sup> Dec and Wednesday 3<sup>rd</sup> January, and available by phone at other times for emergencies. Whilst the office is closed, I will not be close by to let in anyone locked out, so please think of alternatives for spare keys over the holidays.

Landlords, I will run the end of month payment program on Wednesday 3<sup>rd</sup> Jan. Your funds will leave my account midnight on the 3<sup>rd</sup> and reach you very shortly after. Please make note of the two-day delay in payments if your mortgage payments are linked to 1<sup>st</sup> of the month payments from me.

### PROGRESS ON THE WESTERN FRONT.

Just one crane to go! Some features starting build in the common area next door. Keen to see the greenery start to arrive. They are still quoting Easter as the final construction date.



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