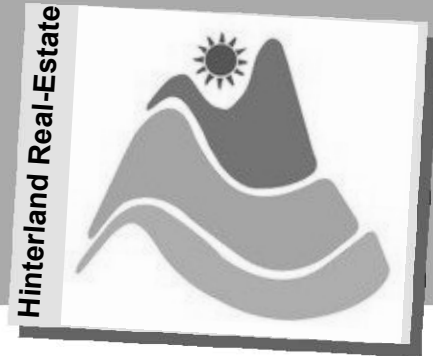


KEEPING **IN TOUCH**

Community Newsletter

Summit Property Group is helping people to buy, sell or invest in Real Estate in the Gold Coast Hinterland



Hello!

This issue of *In Touch* is being sent to you courtesy of the **Summit Property Group**

It is our way of saying that you are important to us and we truly value your business. Please feel free to pass this newsletter on to friends, staff and colleagues

Enjoy!

Mathilde Lewis
0412 756 958



The Scenic Rim

Steady growth in population is forecast with the Scenic Rim potentially becoming the fastest growing regional area in SEQ.

Population growth and migration to the area is driving up demand for homes



The estimated population of the Scenic Rim is 38,304 persons.

Projections just released indicate that by 2016 the expected population of the Scenic Rim area will be between 42,662 and 46,374 persons. By 2031 this is expected to grow to between 64,600 and 91,000 persons.

Many factors influence future population levels and they are difficult to predict. Levels of migration from outside the region will be a major determinant of future population. Migration will be influenced by economic factors, employment opportunities and the region's environment and lifestyle.

There were 146 new dwelling approvals in the Scenic Rim area over the year ending march 2011. The average household size for all occupied dwellings was 2.6 persons.

Funny Bone



Two sea monsters were prowling the waters of the Gold Coast looking for food. They spotted a ship on the horizon, dived beneath the surface, and attacked. The sailors were all able to reach their lifeboats, but the creatures happily gorged on the cargo of potatoes that stuffed the ship's hold.

Soon after, they spied another ship and attacked again. Once more the sailors were spared, and once more the sea monsters feasted on a load of potatoes.

Hours later, a third ship approached. And the sea monsters once again capsized it. They again found another cargo of potatoes, which they ate.

By now their stomachs were full, and they were feeling bloated and ill. The first sea monster said, "Why do we keep doing this?"

The second replied, "Well, Everyone knows you can't eat just one potato ship."



Did You Know?

Whoopi Goldberg, born Caryn Elaine Johnson, apparently earned her stage name from her unfortunate problem with flatulence. Known as Whoopee Cushion in her younger years, she adopted the first part of the nickname after a producer expressed a preference for it when Whoopi made her first break into the movie business.

Clownfish, of Finding Nemo fame, are all born male, but the strongest of the species undergo a sex change and become female.



Calendar Our community

- Fathers day 4th Sept
 - Gold Coast Show Day 2nd Sept.
 - Beechmont Community Markets Sunday 18th Sep. 8am > Midday at the Beechmont community centre
 - Book & Op Shop at the Beechmont Old School Library 18th Phn5533 3358
 - Family Fun Day—23rd October
- STALL HOLDERS WANTED \$10 per site, contact Michelle 553 31 168

Obligation Free Appraisals and pricing advice

Hinterland Real-Estate

Are you thinking of Selling?
If so, we would LOVE to talk to you.

Top 7 Reasons you should use Summit Property Group to sell your Home

- 7 We offer you the excellent high quality service that you deserve
- 6 Your property will be listed on our, as well as realestate.com and other web-sites for potential buyers to see 24/7
- 5 We constantly monitor the market to make sure your home stays competitive, we provide you with regular analyses.
- 4 We provide regular feedback so you are never left in the dark wondering what buyers thought of your property.
- 3 You will always have someone available to help you. We ensure that you are taken good care of.
- 2 We will do our absolute best to ensure that you get the most money in the shortest time with the fewest problems.

And...

The #1 reason you should use Summit Property Group when selling your home...

- 1 We offer a 100% Satisfaction Guarantee! If you are not completely happy with your service at any time, you can terminate your contract with us at no cost.* Some Conditions apply

For further information, please call me,
Mathilde on 0412 756 958
between 8:30am to 6pm, 7 days per week

Same day property inspections are normally available to buyers within 25 minutes so you can see the entire property and have all your questions answered. With no sales pressure—guaranteed!

Light lamington cake Recipe

For a healthier take on the everyday lamington, try this easy lamington cake recipe. Rather than all the sugar and fat of the original, it's packed with flavour from honey, coconut, lush chocolate icing and good quality jam. Plus, it's made with the goodness of wholemeal flour!

Ingredients:

- 4 eggs
- 1/2 cup honey
- 2/3 cup rice bran oil
- 1 vanilla bean
- 1 tbsp boiling water
- 2/3 cup wholemeal self-raising flour
- 1/3 cup dessicated coconut
- 4 tbsp cornflour
- 125g 100% strawberry jam

Icing

- 150g 70% dark chocolate
- 1/2 cup dessicated coconut



Method

Preheat your oven to 160°C, fan-forced. Beat eggs until thick and fluffy. Add the honey, oil, vanilla bean seeds and water in to the egg mix and stir until combined.

In a separate bowl mix together wholemeal flour, coconut and cornflour. Add egg mixture and stir to combine.

Grease a lamington tin (23cm × 32cm) with oil and line the base with baking paper. Pour the mixture into the greased tray and bake for 20 minutes.

Leave cake to cool in the tin for at least 20 minutes. Remove from tin and cool further on a cake rack.

Once the lamington cake has cooled slice it in half with a serrated knife so you end up with two flat cakes. Spread strawberry jam over one half and gently place the other cake half on top.

To make the icing, melt the dark chocolate by popping in the microwave for 20 second bursts. When melted, use a spatula to cover the top and sides of the cake with chocolate, then sprinkle all over with coconut.

Notes:

- The easiest way to extract seeds from the vanilla bean is to cut it lengthways and scrape out the seeds with a knife.
- Use a teaspoon to sprinkle the coconut over the top of the lamington and fingers to sprinkle the coconut over the sides.
- This recipe is sugar free (aside from the jam inside), and contains no white flour or butter so it's a great alternative to normal unhealthy lamingtons.

Fire Season Preparedness

We have been asked by our rural fire brigade to remind those living in the hinterland that the fire season is fast approaching. If the area remains dry the risk will increase.



Now is the time to prepare your homes to reduce the risk to property and life.



Clean out gutters, prepare your firebreaks, make a fire plan and communicate this to your family members, in the event of a major fire, there are only a few volunteer fire fighters and appliances, so you, your family and your property need to be prepared.

Eat Well and Age Well

Eating a healthy, nutritious and balanced diet is, of course, important at any time in life, but for those in their early or later years, it is even more vital. As we age, our bodies become increasingly susceptible to diseases and illnesses that affect the muscles, bones and organs, with the risks of heart disease, stroke, high blood pressure, diabetes and various types of arthritis in particular being notably higher. In addition, the aging process can lead to a slowing down of the mental functions so that, for example, memory skills start to worsen. Ensuring that we eat well in our senior years, however, can do much to combat the threat of ill health and improve our recovery times if we do get sick, as well as help us to stay physically fit and active and boost our mental capacity and moods.



Whole fruits; dark leafy greens, which are full of antioxidants; and orange and yellow vegetables such as carrots and pumpkins are all good choices (steamed, not boiled), as are breads, pastas and cereals that contain whole grains. Dairy products such as milk, yogurt and cheese are especially important in later life, because the calcium that they contain helps to guard against diseases such as osteoporosis. Vitamins B and D become harder to absorb or synthesize as we grow older, so it may be worthwhile discussing supplements of these with your doctor.

ATTENTION—COMMUNITY HELP NEEDED

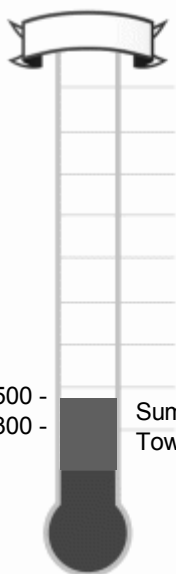
Beechmont State School are having **Carols By Candlelight** (*To be called Carols in the Mountains*) on the 10th December, 2011 and we need your help to create a little bit of magic at Christmas time for our lovely community.

Please help to raise funds for the stage, lighting, sound and FIREWORKS.

We know that times are tuff and some businesses and families are hurting financially but PLEASE support this event.

Any individual or business who are able to contribute financially to our Carols fund please contact the School on 55459100 or Michelle Moyce 55331168 or send your cheque directly to the School.

It doesn't matter if it's \$20, \$200 or more it will all add up.



\$5,000
Our goal

THANK
YOU!

Summit Property Group
Townsend Building Services

All those able to help with sizable donations will be named in the next couple of issues of this Summit Community newsletter.



GCCC Rejects Home Buyer Grant

Council officers were directed to undertake an evaluation of the outcomes if it was to provide a cash grant to new home buyers and first home buyers to support the State Government's boost package which runs to 31st January 2012 (see page 4 of this newsletter for details)

A proposal to provide \$5,000 for new home buyers and \$8,000 for first home buyers was supported unanimously by the Sustainable City Future Committee.

The scheme would cost the GCCC 2.5 million and use funds allocated for a development subsidy that was not taken up.



At a full council meeting, councilors changed their position. Amongst their reasons, it was described as a luxury. Overall however, the report provided to Council demonstrated strong support for the scheme.

One aspect of the report showed that if we were to invest \$2.5m in normal infrastructure that it would result in the creation of \$5.25m 'additional output' within the City's economy. By comparison, the \$2.5m invested in the home grant was shown to create up to \$380m in total output!

Despite this, some councilors claimed the scheme "won't work" and that the grant would have no effect on decision making by first home buyers, whereas real estate and property development and banking industry representatives had all said this was an exciting proposal that would generate a lot of activity.

Keeping
IN TOUCH



The **ULTIMATE** Customer Newsletter!

Summit Property Group

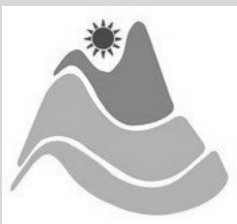
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www.summitpropertygroup.com.au



**From the desk of
Mathilde Lewis**

Selling your home is a big decision and using the right agent is vital.

At Summit Property Group you will receive a professional and friendly service that will achieve your goal, whether you are buying, selling or renting.

We specialise in properties in Lower Beechmont, Advancetown, Beechmont and Binna Burra plus surrounding areas.

You deserve great service whether you are looking for your first hinterland home, upgrading, selling your tenth home, or exploring investment opportunities. I will help you understand what is happening in the hinterland real estate market.

I am an expert at helping both buyers and sellers but even if you're not ready to buy or sell a home right now, we like to keep you up to date and informed through this newsletter and property guide.

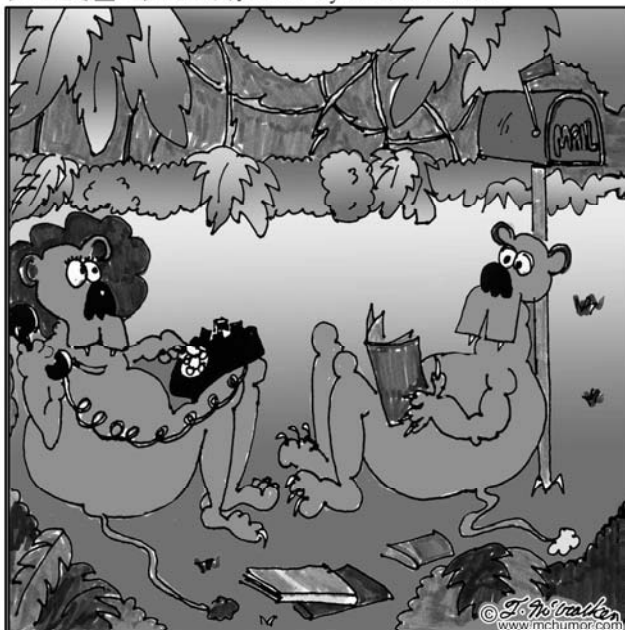
Best wishes, and I'll write again soon.

Mathilde

0412 756 958



MCHUMOR.COM by T. McCracken



"Instead of hunting gazelle tonight, how about ordering a pizza and eating the delivery man?"



Introducing Jacob Vincent Lewis

9th August 2011 Weight 3.220 kg

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