



*This newsletter has been designed to keep you updated on what is happening within the industry and our real estate office*



*We wish you all a  
safe and happy  
Holiday Season  
**REAL ESTATE  
WORKS***

## MASTERPLAN AT THE SPIT SET TO UNITE DEVELOPERS



**DEAR SANTA  
THIS YEAR  
PLEASE GIVE  
ME A BIG FAT  
BANK ACCOUNT  
AND A SLIM BODY  
PLEASE DON'T  
MIX THOSE TWO  
UP LIKE YOU  
DID LAST YEAR  
THANKS**

THE State Government is under pressure to draw up a masterplan to control development on the Spit south of Sea World.

Main Beach Progress Association president Terence Mulligan said a masterplan was needed to make sure projects were not burdened by jurisdictional issues.

"I think it is terrific that conversation is happening between developers and other interest groups," he said.

"I have had a look at the Sunland development at Mariners Cove and they have put forward ... changes to street flows but they do not appear to take into consideration traffic from other projects. "I think a bigger, broader plan for the entire area needs to happen so developments are built with all the information available.

"We are very keen to see these same projects helping to keep the cultural aspect of The Spit in touch.

"When Soul was built they had to redevelop the waterfront and these companies have certain budgets for that work."

GCCC planning committee chairman Cameron Caldwell said there could be room for

developers to help renew nearby areas.

"There is capacity for development to make contributions to improve the nearby vicinities".

Sustainable Development Gold Coast president Bryn Lummus, a leading architect who has worked on highrises in Dubai, said he had submitted a masterplan proposal to the State Government.

"(We) believe a master planning process is urgently required to develop the previous studies into a strategic plan for the whole of the Broadwater and adjoining land," he said.

"The Broadwater is one of our best assets but has become our biggest problem area and we need to solve this puzzle.

"A strategic masterplan is needed to balance the interests of a broad range of stakeholders and the community as a whole."

A spokeswoman for Deputy Premier Jackie Trad said a formal request for master planning at The Spit had not been lodged.

"Should a request be received it will be given appropriate consideration and assessed by the Department of Infrastructure, Local Government and Planning," she said.

## GOING AWAY?

IF YOU ARE GOING AWAY ON HOLIDAY, PLEASE LET US KNOW YOUR BEST CONTACT NUMBER OR THAT OF A FRIEND OR RELATIVE THAT CAN ASSIST US IF THERE ARE ANY EMERGENCIES AND WE ARE UNABLE TO GET IN TOUCH WITH YOU.

## ARE YOU LOOKING FOR A TAX- DEDUCTIBLE GETAWAY?



If you own an investment property you can claim the travel and out of pocket expenses to attend the property to inspect and review the condition, maintenance or improvements required.

If you are considering inspecting your property, please let us know so that we can issue the required letters and notices to the tenant to access the property in advance.

Our agency can also issue a letter for your tax records confirming that you visited the property.

With all tax related matters our agency strongly recommends that you speak with your accountant for verification on all matters.

THIS PERSON IS A GENIUS



MINIMAL WORK, YET STILL FULLY DECORATED FOR CHRISTMAS

**IMPORTANT:** This is not advice. Clients should not act solely on the basis of the material contained in this newsletter. Items herein are general comments only and do not constitute or convey advice per se. Every effort is made to ensure the contents are accurate at the time of publication. Clients should seek their own independent professional advice before making any decision or taking action. We take no responsibility for any subsequent action that may arise from the use of this newsletter. Published by REAL ESTATE WORKS - [www.realestateworks.com.au](http://www.realestateworks.com.au)



## INSPIRATIONAL QUOTE

*This is my wish for you:  
peace of mind,  
prosperity through the year,  
happiness that multiplies,  
health for you and yours,  
fun around every corner,  
energy to chase your dreams,  
joy to fill your holidays!*  
~ D.M. Dellinger

## BUILDING INSURANCE REMINDER



Is your Building Insurance cover up to date?

As you are required to maintain Building Insurance at all times, check your policy NOW to ensure you have appropriate coverage.

## Real Estate Works

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MAKING  
REAL ESTATE WORK  
FOR YOU

