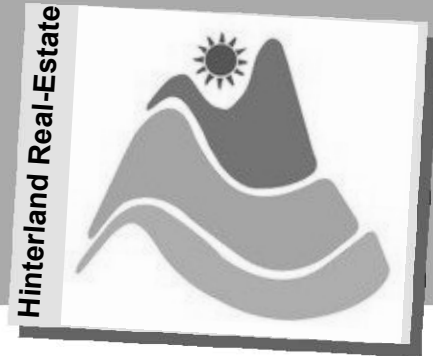


# KEEPING **IN TOUCH**

## 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



### Carbon tax and Real Estate



There has been much talk about whether or not the carbon tax will affect property prices. It seems like a stretch, since there is no direct correlation between the two, but there are some areas where it could make some impact.

It's been said that builders will be charging another \$5,000 for an average home before taking into account the fit out. Even though fuel is exempt, the purchase of utes, trucks and parts will still raise the price of everything that is delivered. Therefore an item that has no carbon footprint to manufacture still has to be delivered and will therefore go up in price.

Another possible outcome is that construction companies will source the building materials overseas, to get a better deal, as not all countries in the world have introduced (or will ever introduce!) a carbon tax. Therefore imported building products may have a competitive advantage over Australian made ones. However, the hidden danger of this situation could be that imported products won't be made to Australian Standards, and may not have the same quality / credibility. So even if we were to buy a new house and not pay more, it could be of lesser quality.

Some councils, such as Brisbane, will have to pay the carbon tax on emissions from landfill, and this is expected to add \$12 a year to the rates. I wouldn't imagine that is enough to add to the price of houses.

West Australian families will have to pay a predicted 13 per cent rise in the cost of electricity as of next year, after the introduction of the new carbon tax. Premier Colin Barnett has warned the state government could not afford to absorb the new tax, which will see power bills rise an extra 8 per cent, on top of the 5 per cent hike already budgeted. Again energy costs aren't likely to add much to actual house prices, although tradesman also use energy as do those who manufacture housing materials, and this may be passed on.

All in all the tax will have a much broader impact than has been anticipated by this government, and while 'families' are supposed to be better off, these back door ways that this tax may affect us haven't been taken into account in the equation. If new homes are affected, this may well put further pressure to bear on established housing.

### What parenthood teaches us

*Things you may not have known before you had children:*

- How many seconds it takes to microwave fish sticks
- How to change a diaper in total darkness in the back seat of a car on a child who's standing up
- How brightly the moon can shine at 3 a.m.
- What food sound & feels like when you step on it in bare feet
- How to balance a lunch box, an extra jacket, a briefcase, a diaper bag, and a baby while opening a car door
- How much you can dilute apple juice while still retaining its taste



### Funny Bone



How can you tell if a snake is a baby snake?  
It has a rattle

What do baby pythons play with?  
Rattle-snakes.

What would you get if you crossed a new-born snake with a basketball?  
A bouncing baby boa.

What did the mummy snake say to the crying baby snake?  
Stop crying and viper your nose.

What does a baby computer call his father? Data.

When a baby is learning to eat, shouldn't he have an L-plate?

What did Baby Corn say to Mother Corn? Where's Pop Corn?

## Calendar *Our community*

- International Beer Day 5th Aug
- Beechmont Community Markets Sunday 21st Aug. 8am > Midday at the Beechmont community centre
- Book & Op Shop at the Beechmont Old School Library 21st Phn5533 3358
- Family Fun Day—STALL HOLDERS WANTED \$10 per site, contact Michelle 553 31 168
- Royal Queensland show Ekka public holiday Wed 17th August
- Gold Coast Show Day 2nd Sept.

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!*

## Basic Cupcake Recipe

### Ingredients:

- 2 large eggs (80g)
- 125ml thickened cream
- 3/4 cup castor sugar
- 1 tsp vanilla extract
- 1 cup self raising flour

### Method:

Preheat oven to 180°C. Line a 12 cup muffin tray with patty pans. In a mixing bowl, place eggs, cream, vanilla and sugar. Beat for 3 minutes with an electric mixer on high. Fold in flour until all ingredients are combined. Fill patty pans to 3/4 full and bake for 15-20 minutes.

### Notes:

This a super-easy recipe and the cupcakes are puffy, golden and perfect for topping with your favourite icing.

They took me a matter of minutes to make and I was able to double the recipe to make 24 with ease. You just need to make sure that you beat the wet ingredients mixture for about 4 minutes to get that fluffy batter.



Why do we dress baby girls in pink  
and baby boys in blue?  
Because they can't dress  
themselves

## Kids

How many languages  
can a child learn?

As many as you will take  
the time to teach them.

Even kids can get started  
on becoming financially  
independent. Kids can  
make profits long before they can legitimately earn wages.

Kids ought to have two bicycles: one to ride and one to rent.

What should a child do with a dollar?

Here's one philosophy: It's only a child and it's only a dollar, so what difference does it make?

Wow, what a philosophy!

Where do you suppose everything starts for the future? Here's where it starts: It starts with a child and a dollar.

You say, "Well, he's only a child once. Let him spend it all."  
Well, when would you hope that would stop? When he's fifty + and broke like you?

If kids clearly see the promise, they will gladly pay the price.



## Earn + learn At Woolworths

Our Beechmont State School is taking part in Woolworths Earn & Learn community program. This year, they are giving away more than \$5 million worth of educational resources for Primary and Secondary schools all over Australia, including ours!

Until September 18th 2011, Woolworths will give you one Earn & Learn point for every \$10 you spend in store (excluding the purchase of cigarettes, alcohol and gift cards).

Points will automatically appear on your shopping docket. All you need to do is save those dockets and bring them to school (Woolies have given us a special collection box). You will be able to track our progress on our points barometer poster at school or online. At the end of the program, we can redeem our collection of points against a choice of more than 7,000 educational resources. The list is extensive and includes library books, classroom equipment, art & craft materials and much, much more...

There's no limit to the number of points we can collect, so your participation will really make a difference. The more points we earn, the more resources we can order!



## ATTENTION—COMMUNITY HELP NEEDED

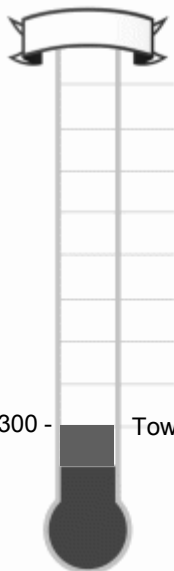
Beechmont State School are having **Carols By Candlelight** (*To be called Carols in the Mountains*) on the 10<sup>th</sup> December, 2011 and we need your help to create a little bit of magic at Christmas time for our lovely community.

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!

\$300 - 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.



## Honey vs. Sugar – Which Is Better for You?

More and more health-conscious people are casting aside sugar as a sweetener and replacing it with honey.

But is honey really better for you, or is this just a myth?

Although health experts are quick to remind us of the calories in sugar, in fact honey contains more calories than the regular granulated sugar that most of us use – 46 kcal per tablespoon of sugar compared to 64 for the same amount of honey.

Honey, however, is sweeter than sugar, so people typically need to use less of it, which could mean consuming fewer calories.

But consuming fewer calories is not the only potential health benefit of honey.



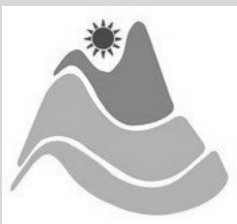
The process of manufacturing commercial sugar destroys or extracts the natural vitamins, proteins, fats, enzymes, organic acids and nitrogen elements from sugarcane, leaving just empty calories.

But raw, unpasteurized honey in particular is a powerhouse of nutrients that provide a number of health benefits. Many of us have experienced the soothing effect of honey on a sore throat or a troublesome cough, and it is also known to have significant antibacterial qualities, with some types of honey having been shown to inhibit the growth of bacteria that even antibiotics are unable to kill off. And dark-colored honeys have been shown to have anti-cancer properties.

No wonder honey is known as “nature’s healer”!



The **ULTIMATE** Customer Newsletter!



**From the desk of  
Mathilde Mama Lewis**

There is something new to celebrate, and I'm so excited!

While you are reading this August addition of this newsletter, I will be in hospital giving birth to another baby (*whom I have served an eviction notice*)

I've done all I can by way of preparation.

I might even include a photo for you in the next issue.

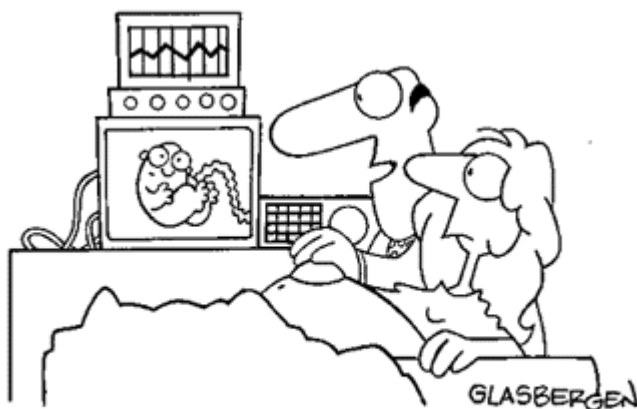
But while I'm away, It's business as usual at the Summit Property Office. Daniel & Lisa will manage just fine without me. It's all systems go, but if Daniel's mobile is switched off, then please leave a clear and detailed message with your name and number.

Appointments will be available to all buyers as normal. Contact Daniel on 0418 976 714

I'll be back home from Monday the 15th August.

Wish us luck!  
and I'll write again soon.

**Mathilde**  
0412 756 958



**"Your baby is developing very nicely.  
Would you like to send him an e-mail?"**

Three men were discussing at a bar about coincidences.

The first man said, "my wife was reading a "tale of two cities" and she gave birth to twins"

"That's funny", the second man remarked, "my wife was reading 'the 3 musketeers' and she gave birth to triplets"

The third man shouted, "Good God, I have to rush home!" When asked what the problem was, he exclaimed, " When I left the house, my wife was reading Ali baba and the forty Thieves"!!!!



**BABY**

**Why Do We Have Baby Teeth?**

Baby teeth might be something we take for granted, but there are very good reasons why we humans aren't born with a single set of teeth that we retain for the rest of our lives.

Without baby teeth, infants wouldn't be able to chew their food properly and speech development would be severely impaired if we all had to go through years with nothing more than a set of toothless gums. However, the main reason we have smaller baby teeth is because our growing jaws simply couldn't accommodate a full set of 32 adult teeth, and so our 20 baby teeth act to preserve room in our mouths until the adult set develops.

In addition, the placement of our baby teeth ensures that when our adult teeth do come through, they appear in a reasonably well-organized arrangement instead of all over the place.

**Come Grow With Us**

Babies School Age -Before and After School Care.  
Vacation Care. High Quality Accreditation  
Family Owned Centre— Long Term Staff  
Educational & Development Appropriate Programmes  
Government Subsidy for all eligible Families  
Nutritional Morning Tea, Lunch and Afternoon Tea



**OPEN 6am—6pm**

Nerang Early Childhood Centre  
76 Yarrimbah Drive,  
Nerang, 4211  
Ph/Fax: 5596 5961  
Email: neccl23@bigpond.net.au

**Give your child a head  
start for School with our  
pre-prep program**