

# CALIBRE & COMMUNITY

NOVEMBER 2021



**calibre** REAL ESTATE

SALES | PROPERTY MANAGEMENT  
[CALIBREREALESTATE.COM.AU](https://calibrerealestate.com.au)













At Calibre Real Estate we don't just focus on property – we focus on people. After all, it's the people who make a house a home. I believe that real estate is about more than simply buying and selling properties. Alice and I see our role as vital contributors to the building of neighbourhoods and suburbs, and bringing people and communities together.

We nurture community growth and development by 'giving back' to the communities in which we do business.

Justin Hagen is known for his honesty and integrity. Ask anyone who has bought or sold property with Justin and they will tell you that he's a straight talker. He is someone who doesn't build false expectations and is always true to his word.

Justin and his team have seen exceptional results over the last 6 months, with the market continuing to grow. Calibre continues to expand its unique sales marketing strategies to ensure our clients receive the best possible outcome.



JUSTIN HAGEN

LICENSED REAL ESTATE AGENT

0439 672 163

[calibrerealestate.com.au](http://calibrerealestate.com.au)

KNOWLEDGE

| COMMUNICATION

| RESULTS





Your Local Agents

## PROPERTY MANAGEMENT BRISBANE

At Calibre Real Estate, we are confident in assuring our clients that we provide the highest level of service for property management in Brisbane. Our Calibre Real Estate Red Hill office is a REIQ Accredited Agency and also Platinum Members of Real Estate Excellence, keeping us always on top of legislative updates and changes. Along with our modern and innovative concepts, we keep our property owners' best interests in mind. We are confident that we will exceed your expectations of service to you as the property owner.

## SELLING WITH CALIBRE REAL ESTATE BRISBANE

At Calibre Real Estate we don't just focus on property – we focus on people. After all, it's the people who make a house a home. The decision to sell your home can be challenging. Our aim is to minimise the stress involved in selling your home by delivering a level of service unmatched in the industry. First, you talk; we listen. How else will we understand your wants and needs? We then customise our selling style to match your personal requirements, at Calibre there is no 'one size fits all' approach.



Scan the QR code to visit our website









# CALIBRE REAL ESTATE

## MEET THE TEAM



# Sales



JUSTIN HAGEN  
LICENSED REAL ESTATE AGENT



ALICE HAGEN  
PRINCIPAL



ADRIAN THOMPSON  
LICENSED REAL ESTATE AGENT



ANDREW KEOGH  
LICENSED REAL ESTATE AGENT



MARLENE BAKER  
LICENSED REAL ESTATE AGENT



PETER ELLISON  
LICENSED REAL ESTATE AGENT



JOSH PEAKE  
PROPERTY CONSULTANT



KELLY HARDIE  
PROPERTY CONSULTANT



GARUN SNOW  
PROPERTY CONSULTANT



LUCY JONES  
PROPERTY CONSULTANT



SIMON HUGHES  
PROPERTY CONSULTANT



KEATON LUCK  
SALES ASSOCIATE



# Property Management



ALEX ADAM  
SENIOR PROPERTY MANAGER



JOSH FREW  
PROPERTY MANAGER



EMILY CLAPTON  
BUSINESS DEVELOPMENT MANAGER



LORRAE AITKEN  
SENIOR PROPERTY MANAGER

## ADMINISTRATION



ALEESHA PANTLIN  
OFFICE MANAGER



RUSTY GIMAEV  
MARKETING MANAGER



JESSICA WEAVING  
PA TO JUSTIN



GORDON ZHANG  
EVERTON PARK MANAGER





49 DUNEDOO STREET, STAFFORD

5 BED | 3 BATH | 2 CAR

REGISTERED BIDDERS: 11

OPEN HOMES: 13

GROUPS THROUGH: 65

SOLD FOR: \$1,550,000

AGENT: JUSTIN HAGEN & KEATON LUCK





65 LIZZIE STREET, BARDON

4 BED | 2 BATH | 2 CAR

DAYS ON THE MARKET: 22

SOLD UNDER THE HAMMER: \$2,040,000

\$190,000 OVER RESERVE

REGISTERED BIDDERS: 11

AGENT: ANDREW KEOGH





74 ST JOHNS AVENUE, ASHGROVE

4 BED | 2 BATH | 1 CAR

GROUPS AT INSPECTIONS: 80

SOLD FOR: \$1,185,000

AGENT: JUSTIN HAGEN & KELLY HARDIE





1/124 SWANN ROAD, TARINGA

3 BED | 3 BATH | 2 CAR

GROUPS AT INSPECTIONS: 43

SOLD FOR: \$1,400,000

AGENT: JUSTIN HAGEN & JOSH PEAKE



# Credit history – Everything you need to know



Your credit history can affect you even after 5 to 7 years. You may not be aware of the impact your default payments may create in the future. We created this simple blog with all the basics you need to know about your credit score, report, and credit defaults.

## Credit History Basics

### 1. What is Credit Score and Report?

A credit score is a calculation of your credit loans, time period and repayments of such loans in the past. This score can be from 0 to 1200.

A credit report contains important information about yourself (like your address and other basic details) as well as your actual credit history. This is important for your future loan providers.

### 2. Credit Defaults

You may have delayed paying your utility bills a few years ago. Consequently, this default goes into your credit report and score while staying there for five years.

If you have not made payments even after you have been notified by your lender, this default passes on to a debt collector and could remain in your credit history for up to 7 years. Therefore, it is important to ensure that you pay your debts on time.

### 3. How Does This Affect Future Loans?

Your future home loan providers could reject your home loan application because of your defaults.

Furthermore, you can view your credit report free of cost, once a year.

### 4. What about an Incorrect Listing?

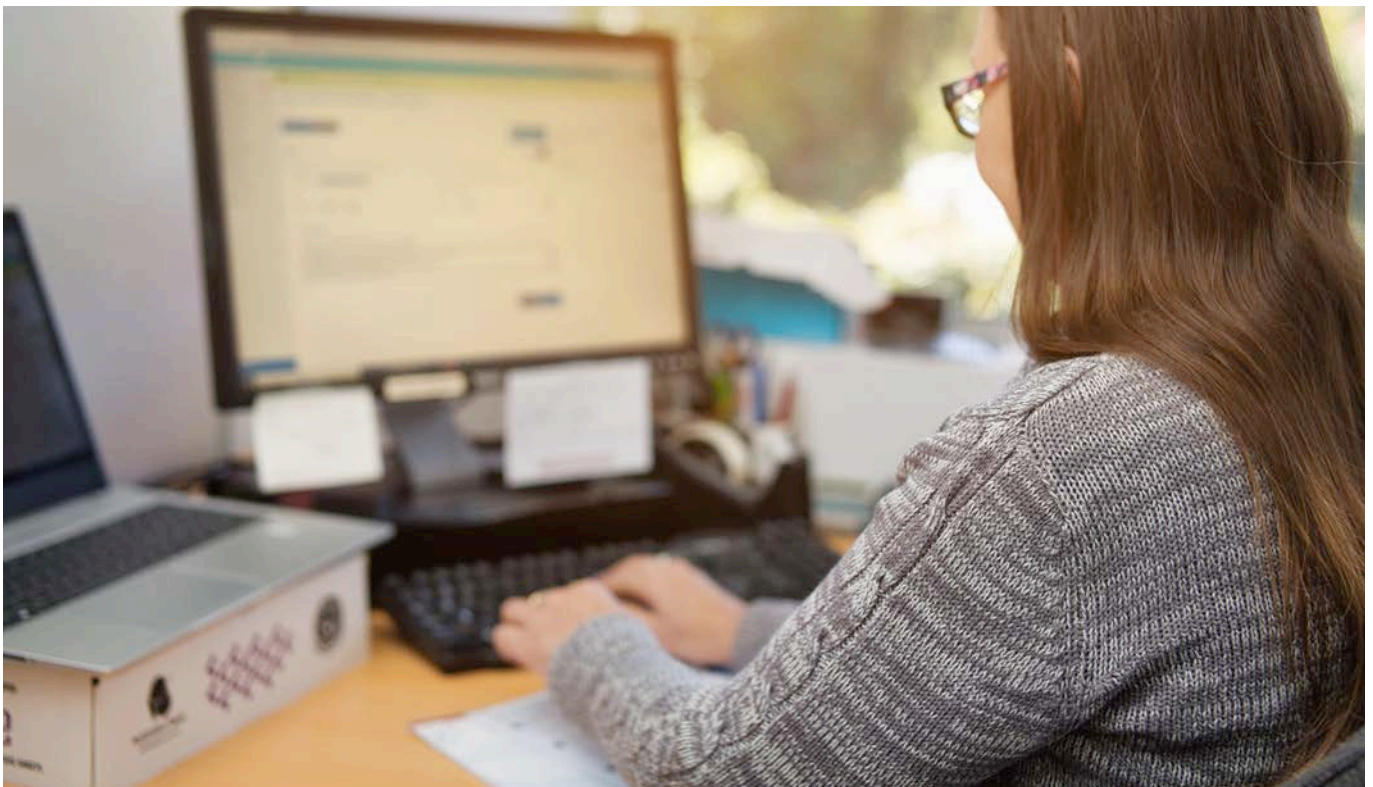
Incorrect listings can occur for a variety of reasons. You may not have been notified properly about your repayments or your payments may not have been processed in time. As a result, you may have an incorrect listing on your report. Here is what you can do to change an incorrect listing.

### 5. How Reliable is Credit Repair?

Credit repair companies promise to make all the negatives from your credit report go away. Since it is illegal for them to even advertise this, it is important for you to check all the important information. Furthermore, you could possibly fix your credit score by yourself.

For more information, look up ASIC's credit report factsheet.

Buying your first home or property can be stressful, especially when applying for a loan. This article highlights the consequences of not making timely payments and having defaults. Being aware of this beforehand can make you more careful in the future.





# How to find a great property manager

Selecting a property manager to look after an investment property may be the difference between a good and bad experience as a landlord. In order to maximise the return on your investment property, it's imperative that your property is being well managed. In other words, choosing the wrong agency to manage your investment property could end in disaster. High rental arrears, poorly managed property maintenance, and prolonged vacancy rates will drastically hurt your investment.

A couple of questions to ask yourself before selecting a Property Manager:

- What am I looking for in a Property Manager?
- Do I want to be involved at some level or completely hands-off?

Below are some basics to think about when shopping for a Property Manager. Feel free to give us a call to chat about your Property Management needs.



## 1. Good Communication

Firstly, good communication! This is a critical factor in a successful relationship between rental providers/landlords and their property manager. Ideally, all inquiries from the tenants or landlord should be answered within 24 hours. You want someone who is easy to contact and clear with any issue that might arise. Furthermore, your agent should be able to provide you with accurate, clear, and concise documentation regarding your property to ensure compliance with the RTRA legislation.

## 2. The Focus Should Be On You

The property management team's style of customer service is critical. Is your Property Manager's primary focus to ensure that they are maximising your income and optimising capital growth? Are they helping you achieve your investment goals while offering a high level of service? Will you be allocated a single Property Manager that will deal with all your investment property needs? At Calibre Real Estate, we have a single Property Manager to handle your property. That way, your Property Manager will know the ins and outs of your property like the back of their hand.

## 3. Rely on experts

It's integral that the agency you select invests in training to ensure that they are up to date with the latest legislative requirements and best practice policies. Here in Queensland, our local industry body is the Real Estate Industry Queensland (REIQ). REIQ accredited agencies have undertaken and are committed to continuing professional development and ongoing training. To search for REIQ accredited agencies, visit their website.

## 4. Don't Focus On Fees Only

Fees are only part of the story. Smart landlords consider this a factor but weigh up other facets of property management. If your investment is not managed effectively, it could be costing you thousands of dollars every year. It could also leave you exposed to unnecessary and potentially costly risks. If you feel your property isn't being handled as well as it should be, it can seriously affect your investment.

## 5. Not All Fee Structures Are The Same

Fees can vary between 3% and 8%. Know what's included and uncover any omissions that could cost you down the track. Prior to signing with an agency, make sure you get details around fees – including any potential hidden fees.

## 6. Digital Transparency

If this is important to you, seek out a company that offers an online portal where you can track rental payments, tenant requests and complaints, maintenance expenses, and legal documents, rather than relying on monthly or quarterly reports.

## 7. Ignore Online Reviews

Finally, don't base your judgment of a Property Manager on their online reviews. Take the time and have a chat with multiple Property Managers to find the one that you feel most connected to and confident with.







Adrian Thompson

Q: What is the one book that you would recommend to everyone?

A: In Good Company - Gary McKay.

Q: How did you become a real estate agent?

A: My finance broker recommended me.

Q: What's one thing most people don't know about you?

A: Out of work, I'm called Rusty.

Q: Favourite book and movie?

A: Scent of a Woman.

Q: If you could snap your fingers and become an expert in something, what would it be?

A: Fighter Pilot.

Q: What is your favourite place to eat around here?

A: Le Coin Bistro - Red Hill.

"The true soldier fights not because he hates what is in front of him, but because he loves what is behind him."

Q: Name 3 famous people you would invite to a dinner party?

A: Bon Scott, Albert Jacka V.C., and John Howard.

Q: How would you spend a million dollars in 24 hours?

A: Give the million to my wife.

Q: What is one thing that can instantly make your day better?

A: List a property for sale.

Q: What 3 items would you have taken to a deserted island and why?

A: Water, water, water - why pretty obvious.

Q: What was your first job?

A: Pastry cook.

Q: Where did you grow up?

A: Bendigo.

Q: What subject were you best at, at school?

A: P.E.





FIVE STAR CINEMAS - RED HILL CINEMAS



FIVE STAR CINEMAS - NEW FARM CINEMAS

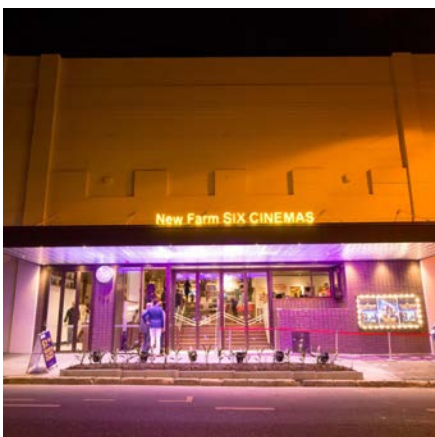




ELIZABETH PICTURE THEATRE



REGAL CINEMA



NEW FARM CINEMAS

## FIVE STAR CINEMAS

Five Star Cinemas is a family picture theatre business that has been in Brisbane for decades. The Sourris brothers, Stephen, and Peter, are the passionate movie lovers behind the Five Star Cinema brand, the same men who grew up with the Yatala Drive-In, refurbished the derelict New Farm Cinemas in 2013, The Elizabeth Picture Theatre in 2017, Red Hill Cinemas in 2019 and proudly welcome the heritage Regal Twin Cinema in 2020. Dedicated to giving cinema fans a mix of retro style and state of the art sound and vision, while bringing the 'experience' back to a trip to the movies, they're the third generation to work in the family business. The growing Five Star chain brings back the 'grand old days' of cinema to Brisbane. We look forward to your next visit.

If you're interested in work functions, private screenings, publicity, marketing or event enquiries, contact us at Five Star Cinemas today.

Website: [fivestarcinemas.com.au](http://fivestarcinemas.com.au)

Email: [newfarm@fivestarcinemas.com.au](mailto:newfarm@fivestarcinemas.com.au)

Instagram: [@fivestarcinemas](https://www.instagram.com/fivestarcinemas)

Facebook: [@Five Star Cinemas](https://www.facebook.com/FiveStarCinemas)



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FOOD AND BEVERAGE PACKAGES ALSO AVAILABLE

NOVEMBER 11, 2021

**ENQUIRE TODAY!**

**FIVEStar**  
CINEMAS



ENQUIRE TODAY!

# DISCOVER DUNE


## BOOK YOUR OWN PRIVATE CINEMA TO WATCH DUNE!

PREMIUM GOLD CLASS SEATS FOR YOU AND YOUR GUESTS


FOOD AND DRINK DELIVERED RIGHT TO YOUR CHAIR

FOOD AND BEVERAGE PACKAGES ALSO AVAILABLE

**FIVEStar**  
CINEMAS



GEMMA CHAN  
 RICHARD MADDEN  
 KUMAIL NANJIANI  
 LIA MICHUGH  
 BRIAN TYREE HENRY  
 LAUREN RIDLOFF  
 BARRY KEOGHAN  
 DON LEE  
 KIRKIT BARINGTON  
 with SALMA HAYEK  
 and ANASTASIA TOLTS



# ETERNALS

IN THEATERS NOVEMBER 5

# EXPERIENCE ETERNALS!

BOOK YOUR OWN PRIVATE CINEMA TO SEE THE LATEST CHAPTER FROM MARVEL STUDIOS

PREMIUM GOLD CLASS SEATS FOR YOU AND YOUR GUESTS

FOOD AND DRINK DELIVERED RIGHT TO YOUR CHAIR

FOOD AND BEVERAGE PACKAGES ALSO AVAILABLE

NOVEMBER 4, 2021

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**FIVEStar**  
CINEMAS



Are you looking for a *fun & easy* school excursion?  
Five Star Cinemas have got you covered



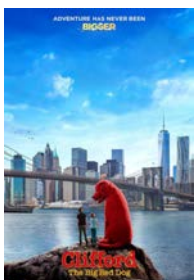
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WRONG  
RELEASES 28  
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GROUP BOOKINGS  
FROM 30 OCT



GHOSTBUSTERS  
AFTERLIFE  
RELEASES 1 JAN  
2022  
GROUP BOOKINGS  
FROM 29 NOV



CLIFFORD THE  
BIG  
RED DOG  
RELEASES 30  
DEC  
GROUP BOOK-



BOSS BABY 2  
GROUP BOOKINGS  
FROM 25 NOV



A BOY CALLED  
CHRISTMAS  
GROUP BOOKINGS  
FROM 25 NOV



ENCANTO  
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FROM 2 DEC



HENCHMEN  
GROUP BOOKINGS  
FROM 2 DEC



SING 2  
GROUP BOOKINGS  
FROM 26 DEC

**FIVE**Star  
CINEMAS

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[WWW.FIVESTARCINEMAS.COM.AU/GROUPS--HIRE](http://WWW.FIVESTARCINEMAS.COM.AU/GROUPS--HIRE)





## COLLE ROSSO

Colle Rosso (which means Red Hill in Italian) has been serving Brisbane's Best and Most Authentic Italian food since 2012. Chef Marco delivers Delicious, Traditional dishes full of flavours from the beautiful Italian Island of Sardinia. Choose from Entrees, Homemade Pastas, Pizzas, Mains and make sure to leave room for Dessert! We also have a 'bambini' kids menu, accommodate for dietary requirements and have vegetarian and vegan options.

Close to the city and Suncorp Stadium, Colle Rosso is open in the evenings from 5pm for Dine In and Take Away. We can open at lunch time on request for group bookings and also accept functions and events with specially catered Set Menus.

So if you are missing the beautiful tastes of Mediterranean food and wine, Colle Rosso will indulge your taste buds and let you reminisce with what is the closest we can get to Italy at the moment!

For all bookings and enquiries you can call 3369 7417 or email [info@collerosso.com.au](mailto:info@collerosso.com.au)

Colle Rosso Ristorante Italiano is conveniently located next to Calibre Real Estate at 191 Musgrave Road, Red Hill, Brisbane.

Website: [www.collerosso.com.au](http://www.collerosso.com.au)

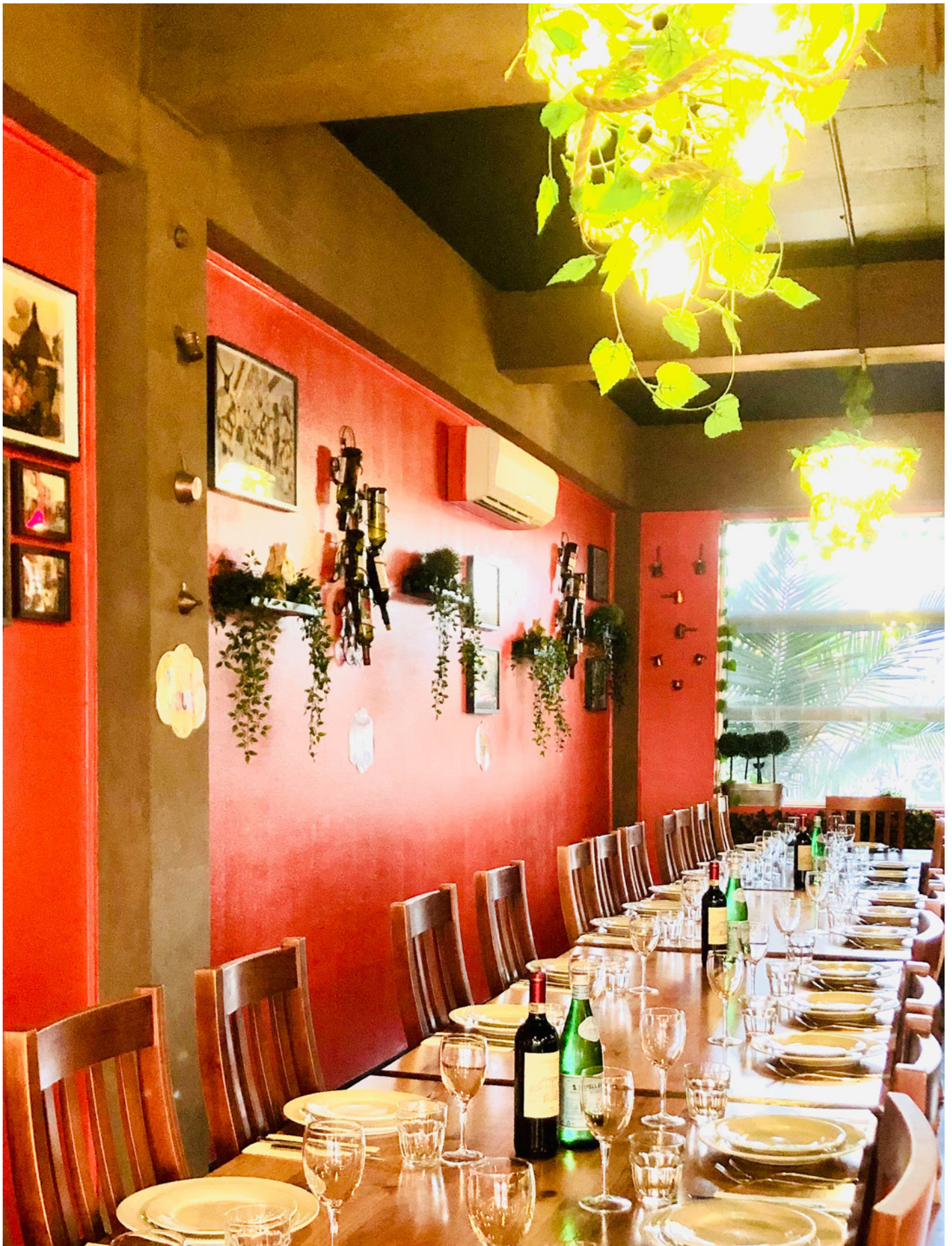
Email: [info@collerosso.com.au](mailto:info@collerosso.com.au)

Phone Number: 3369 7417

Instagram: [@collerosso](https://www.instagram.com/collerosso)

Facebook: [@ColleRossoRistoranteItaliano](https://www.facebook.com/ColleRossoRistoranteItaliano)

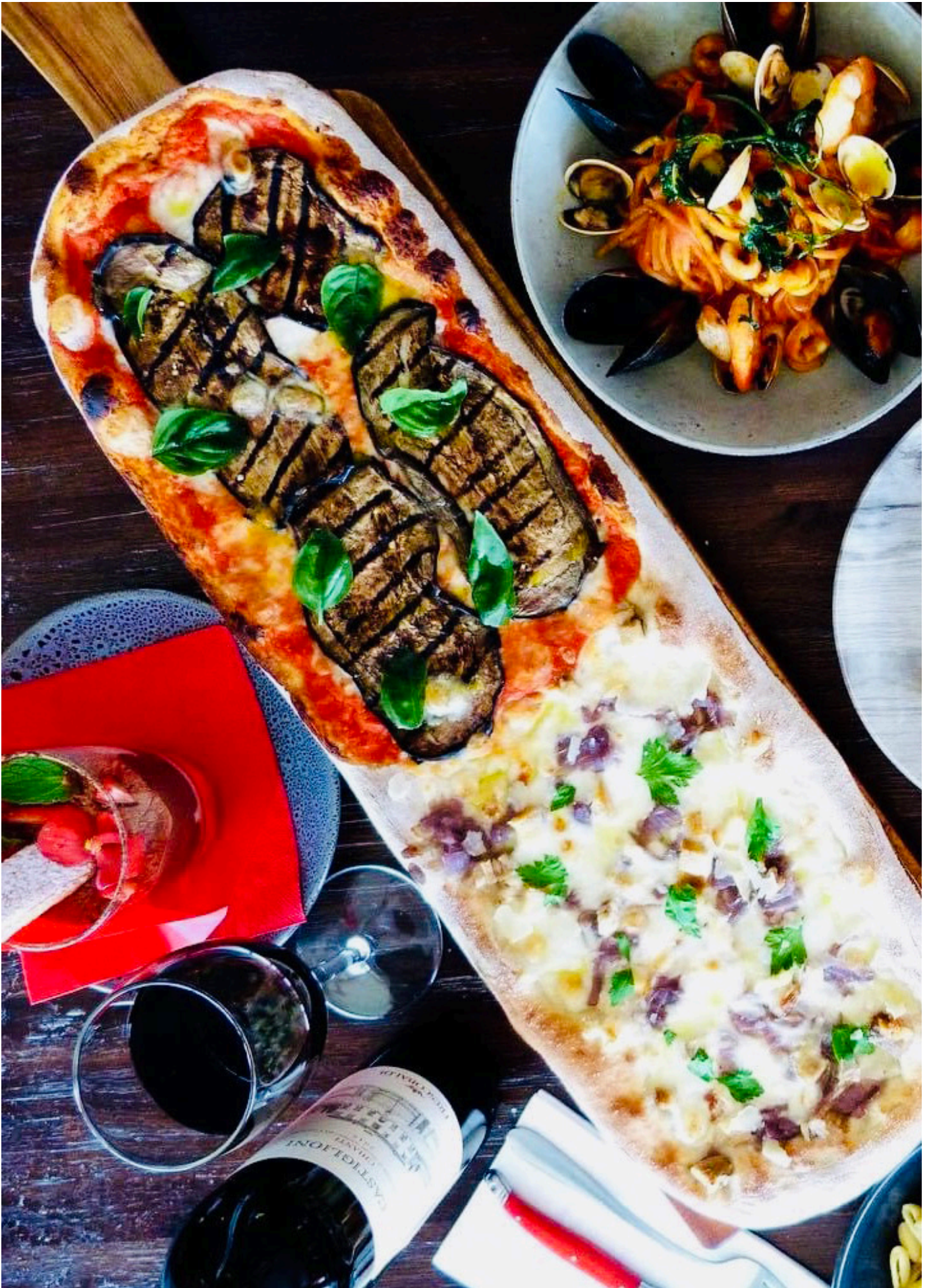














# Meet Monica Caligiuri



Monica is a Clinical Nutritionist (Adv. Dip. Nutritional Medicine) and Food Coach (Dip. Food Coaching) with a special interest in Nutritional Psychiatry that is, the link between mood, food and mental health. She is passionate in supporting people to reduce stress, anxiety and depression in their life by using the latest evidence-based nutritional medicine research, therapeutic components of food along with the highest quality supplements and nutraceuticals to increase feelings of wellbeing. You can find Monica practicing at Modern Minds, a progressive Holistic Mental Health Care Clinic, where she is the Resident Nutritionist.

Find more healthy hacks, recipes and nutrition tips, please visit Monica's website:

Website: [monicacaligiuri.com.au](http://monicacaligiuri.com.au)

To book a consultation call 1800 MMINDS

Email: [hello@monicacaligiuri.com.au](mailto:hello@monicacaligiuri.com.au)

Instagram: [@nutritionist\\_monica](https://www.instagram.com/nutritionist_monica)

Facebook: [@nutritionist.monica](https://www.facebook.com/nutritionist.monica)



# Bounty Bites

## INGREDIENTS

- 2 cups desiccated coconut
- 1 cup almond meal
- 1 tbsp maple syrup
- 1/3 cup coconut cream
- Splosh vanilla essence
- 100 g dark chocolate, melted

## INSTRUCTIONS

1. Combine ingredients (except chocolate) together in bowl
2. Roll mixture into 1 tbsp balls, place on tray and freeze for 20 minutes
3. Melt chocolate and coat over balls
4. Place in freezer for another 20 minutes or until hardened
5. Enjoy!

These Bounty Bites have all the right kind of fat, a decent dose of protein plus a whole lot of deliciousness. They literally couldn't be easier to make. Give them a try for a satiating afternoon tea or dessert.





# Quick Cookies

## INGREDIENTS

- 1/3 cup coconut oil
- 1/4 cup maple syrup
- 1 cup rolled oats
- 1/2 whole meal spelt flour
- 1/2 cup desiccated coconut

## INSTRUCTIONS

1. Combine ingredients together in a bowl. Flatten mixture and shape. Bake in moderate oven for 15 mins.
2. These cookies are a great combo of protein rich spelt flour, energy giving oats and importantly, flavour! Make these for a quick and nourishing snack or to put into the school lunch box.



# Choc Almond Pudding

## INGREDIENTS

- 3 small avocados
- 1/3 cup maple syrup
- 1/2 cup oat cream
- 2 1/2 tbsp cacao
- 1/3 cup almond butter

## INSTRUCTIONS

1. Mix all ingredients together in high-speed blender until smooth and creamy
2. Divide into bowls, serve with berries, silvered almonds, coconut yoghurt or topping of choice. Enjoy!

This pudding is made out of key nutrients to support mood. Cacao is high in magnesium to support the stress response, avocado is full of healthy fats that are great for brain health and gut repairing zinc is found in almonds.

Nutrition plays such an integral role in managing stress, anxiety, and depression by fuelling neurotransmitters and regulating inflammation in the body. This healthy little pudding not only feeds your brain and body with all the right nourishment but, your tastebuds too!







**Q: Can I claim tax on my property?**

A: If you are a property investor, you can get tax deductions for your property. The top 5 tax deductions for property investors in Australia are:

- Interest Repayments
- Property Depreciation
- Body Corporate Fees
- Land Tax
- Property Agency Fees

**Q: What research should I do before buying a home?**

A: Working out your affordability is the first step. Contact a mortgage advisor to see how much you could lend and then start to whittle down the types of properties and areas within your budget. Carrying out due diligence on the property market will provide you with an important understanding of where and what you can buy and how much it will cost.

**Q: How do I switch from my current Property Manager?**

A: The process to switch to a new property manager is quite simple. Once a decision is made, you must notify your current agent and, depending on your agreement with them, you may need to put something in writing. If you decide to switch to Calibre Real Estate, we can arrange all the necessary documentation so that the process is hassle free for you.



Q: Do I need to get landlord insurance?

A: Landlord insurance protects you from damages and many other unforeseeable circumstances. Though it isn't a legal requirement, it will help save you if unexpected costs crop up.

Q: I am looking to renovate my property prior to placing it on the market but I'm not sure where to begin.

A: Well firstly, deciding on your budget will be a good start. Try to keep it basic and do not go overboard. We have more information on how you can renovate your property and maximise your profit up on our website. Be sure to check them out before starting your renovation.

Submit your questions here



# The Styled House

## HOW-TOS: STYLE YOUR BED LIKE A PRO

You can't deny the satisfaction of having a perfectly styled bed. When you're busy, it's easy to skip making your bed. However, there is nothing better than coming home after a busy day to a beautifully made bed – you will feel relaxed, and your room will look tidy. A little effort will be rewarded with great satisfaction! That is why today we will be sharing with you our secret formula to style your bed flawlessly.



### What you need for the perfectly made bed

- Fitted sheet
- Flat sheet
- 4 Pillows & Pillowcases
- Quilt & Quilt cover
- Mattress protector
- Decorative pillows & throw



## How to style the perfect bed

### Step 1: Materials

First, you'll need to choose all of the above items. There are many different types of bed linen so make sure you feel the texture of the material. Remember, you are aiming to have the best possible night's sleep.

### Step 2: Mattress Protector

A mattress protector should be purchased. Mattresses are worth a lot of money and, if you get the mattress dirty, it is a lot harder to clean. The mattress protector protects the mattress from sweat and accidental spills on your bed. Therefore, keeping your bed clean at all times!

### Step 3: Fitted Sheet

Next, use a fitted sheet. You want your fitted sheet to be tight so that it isn't moving around at all during the night. We like to fit at the top first followed by the end. Creases won't be visible as the quilt will cover any imperfections. A styled bed is not only about the aesthetic. It is an entire package from looks to comfort.



### Step 4: Top Sheet

Put on a top sheet. Lay the top sheet evenly over both sides of the bed with the top aligned with the top end of the bed. This will mean that there is enough leftover at the end of the bed to tuck in and create corners. To create a fancy showroom look, fold the top of the sheet halfway down.

### Step 5: Quilt

Place a quilt on the bed. This is the same as the top sheet – make sure you centre the quilt so that there is the same amount on both sides. Align the top of the quilt with the top end of the bed. This ensures that the quilt covers you completely if needed at night. There is nothing worse than waking up from your sleep and feeling cold. Now fold the top edge to halfway then fold again to give nice, clean lines.

### Step 6: Display Pillow

For a perfectly styled bed, you cannot forget the display pillows! Place two sets of pillows next to each other standing up against the headboard. Next, add the decorative pillows. Remember that these pillows should resemble a triangle formation. You also want to make sure all the colours and patterns complement each other. The pillows should not be placed on the folded back quilt.

### Step 7: Decorative Throw

Lastly, use a decorative throw. We love using throws as we believe that they finish/complete a bed. You can either tuck the throw underneath the folded back quilt or you can drape it over the end of the bed. Both look really good – it really is just personal preference.

Congratulations! You can now style your bed like a pro!

