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Emergency Only - 000

Police 24hr Assist - 13 14 44

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Crimestoppers 1800 333 000

SES Emergency 13 25 00

Block Co-ordinators

Check on TWRA.net and Community

Notice Board for contact details.

## Why not to do your own legal work

Why would you spend hundreds of dollars having a lawyer write up a document that you are more than capable of writing up yourself?

In some cases, there may be no adverse consequences of a person producing their own legal documents. Unfortunately, those cases are the minority. Here are some examples of things that can go wrong.

- The Post Office Will Kit. The Will kit is a great product. It's unfortunate that the words added by the will-maker can have completely unintended results. Take for instance the woman who leaves "1 Smith Street, Smithville to my daughter" and the "rest and residue to my son." Mum thought that the "rest and residue" would be some second hand furniture and cash in the bank of around \$10,000. Unfortunately, the home had to be sold when Mum went into care. She was unable to make a new Will due to loss of capacity. The gift of the house to the daughter failed because the home was no longer owned by Mum. The way Mum had worded her will meant that the "rest and residue" (including the sale proceeds from the house) went to the son. This left a huge mess for the daughter to try to mop up after Mum passed away.

- The Contract to Sell Real Estate. A gentleman sells his investment home to his tenant without the help of a real estate agent. The gent retrieves from his file a Contract document from when he purchased the property back in 1994, and uses it as a basis for the new contract. Taking comfort in the thought he now has an unconditional contract to sell his investment, he signs a contract on another property. The tenant cancels the first contract on technical grounds because the requirements of the Property Occupations Act 2014 have not been met in drafting the new Contract. He now has no funds to complete the second purchase in time.

- DIY Conveyancing. A seller decides that there's nothing to Conveyancing, so they'll look after their own legals. They arrive at settlement and discover there's a mortgage registered over their Title Deed even though they paid the bank the loan back over 10 years ago. Settlement doesn't occur, the Buyer cancels the contract and the Seller's back to the drawing board with the sale of their home.

- Google School of Law. Google is brilliant provided you know what you're searching for. A person signed a contract to buy a business in his own name "and/or nominee" and later tried to nominate his new Company to be the buyer. In Queensland, this can result in double stamp duty payable on the transfer to him and then to his company. He had searched the stamp duty rules in another jurisdiction not realising it was a State based tax, with special rules applying in Queensland in relation to nominees.

In many cases it is uneconomic and inefficient to try to do your own legal work.

Often your solicitor can help you for a fraction of what it will cost you if you get it wrong.

**For specific advice on any legal issues relating to property, estate planning, family law and litigation, contact your local solicitor, Lever Law phone: 5457 0500 or email: reception@leverlaw.com.au**



One of the most common problems with servicing pools, and yet so easy to fix, is the level of water in the pool. Water levels are crucial, especially in the summer months when we have very hot sunny days, and evaporation of the pool water is at its highest.

Properties that back onto water have a more rapid loss of pool water level, not only from evaporation but also with the wind that comes off the river or canal. If the water level gets too low, a vortex can be created in the skimmer box that can send air into the pool pump and system. Air in the system can escalate to poor water flow through the system and ultimately a burn out of the pump due to overheating.

A costly exercise that can be easily avoided. You should check the water levels at least a couple of times a week. To have the water level approximately three-quarters of the way up the skimmer box is ideal at all times.

Once the water starts creeping below half way down the skimmer box that's when it can escalate into a much bigger problem.

**For further information or advice, contact Dave Rabone phone 0422 882 292 or email: sales@aurapoolservices.com.au**



## Newsletter - August 2019

### Presidents Report

We live in a great place. A while back we received an email from Caitlin, a local 12 year old who wondered if TWRA could provide a netball post and hoop so she, her friends and other young netballers could practice ... the nearest hoop was on the other side of the river.

We sent her request on to Councillor Jason O'Pray who organised an inspection of the Moorings Circuit park with other Council officers to evaluate the park. Most important was availability of space in relation to children's safety. Could the post and hoop be positioned in such a way which minimised a loose ball going onto the road? They all agreed it was possible and could be achieved in a short period of time.

The final location near the swings and other play equipment meant any parent could see children of different ages using the range of equipment. It was also positioned away from the street - even if it were a very quiet street, kids chasing a loose ball and any car do not mix well!

We were delighted to see that the pole was erected and a few days later the netball hoop positioned. This makes it a great area - a girl's request was passed to Councillor O'Pray and he worked with others in Council to solve a problem and provide a netball hoop for Caitlin and others to use and practice. A simple request turned to a reality.

We put pressure on Council when it's needed, and we also recognise their response when it's deserved. Over the last six months, we complained to Council about:

- The bins and rubbish at the new boat

ramp in Nojoor Rd ... they added bins and collection services.

- The intersection of Ocean Drive and Nojoor Rd as a dangerous intersection ... they were able to arrange improved road marking and signs and used Federal Government "Black Spot" funds to improve safety

- The sudden early growth of bindii in many park areas ... they were able to arrange additional spray to minimise the growth before summer

- Trees and branches overhanging some footpaths ... they responded with some additional pruning and improved landscaping

We also discuss with Council the landscaping and maintenance and they are currently planning how some of the long-term parks and gardens can be refurbished to maintain the look and feel we have loved in Twin Waters.

Until next month,

*Tony*

### TWRA Membership Renewals Are Due

Members can apply and/or renew their membership for the 2019-20 year for just \$10 by completing details on the form on page 4 of this Newsletter. Just put the form and your membership fee into an envelope and drop it in to the friendly staff at FoodWorks, Twin Waters. Everyone who lives in Twin Waters should be a TWRA member and if you were not already a member, we encourage you to join.

### TWRA General Meetings

The next meetings to be held at 7.30 pm at Novotel Twin Waters Resort will be on:

- AGM 12 August 2019
- 14 October 2019
- 9 December 2019

### TWRA Social Events

- Golf – Sunday, 22 September t at Twin Waters Golf Club with a 7.30 am tee time for a maximum of 68 players.
- Birthday Party in the Park – Sunday, 20 October at Warwick Daniels Park, Lake View Drive
- Cocktail Party – 24 November (tbc) at The Loose Goose
- Christmas Carols – 15 December at Novotel Twin Waters Resort

### August Calendar

**12 August 7.30 pm AGM at Novotel Twin Waters Resort**

**20 August 7.00 pm Neighbourhood Watch Scams Information Session at Living Choice Retirement Village, Baywater Drive, Twin Waters**

**TWIN WATERS RESIDENTS' ASSOCIATION MEMBERSHIP FORM**

The Annual Subscription is \$10 per family plus \$2 if you require an additional card

Valid to 30 June each year.

Name(s): .....

Address: .....

Mobile: .....

Amount Paid: .....

Please place this form in an envelope, with your payment, & hand into FoodWorks Supermarket, Twin Waters, or post to TWRA, PO Box 9531, Pacific Paradise 4564.

Date Processed: .....

Card No Assigned: .....

Renewal

New Member

OFFICE USE ONLY



## Calling All Golfers Young & Old

Calling all keen golfers young and old It is time to get your team together and register for the TWRA golf day which will be held at the Twin Waters Golf Club on Sunday morning, 22 September 2019 from 7.30 am. If you played last year you will know what a great day it was so come and join many other Twin Waters residents in a day of golf and fun. This is a social event and players of all levels of golfing ability are welcome. All our valuable sponsors have committed their support again this so there will be some great prizes to be won.

The online registration and payment form can be found on the TWRA website ([www.twra.net](http://www.twra.net)) under the Events Tab. Simply click on the form and complete with your name and email address then select which category of membership you have at the golf club.

By way of a reminder the categories and fees are:

# 7 Day member - No green fees ( Cart hire \$15 per person )

# 5 Day member and all other membership categories - Green fee \$38 per person. (Cart hire \$15 per person )

# Non Members - Green fees \$45 per person (Cart Hire - \$23 per person )

Please note all cart hire must be booked and paid for at the pro shop prior to the day's play.

You can book and pay for up to 4 players on the one form simply by filling in the quantity box under the appropriate categories. If you have friends you wish to play with, you should register together on the one form so we may group your team together.

Payment can be made by way of direct debit or by credit card. No payments will be accepted on the day.

Limited spaces are available for this fabulous day so please register as soon as possible.

**Should you have any question please contact Kevin Lyons on 0417 704 433,**

## Help TWRA Raise Funds

Order your new 2019 | 2020 Entertainment Membership! Enjoy another year of exclusive offers, all whilst supporting our fundraising. Purchase the 2019 | 2020 Entertainment Membership from us today to access amazing value.

**Purchase your 2019 | 2020 Entertainment Membership today!**

## Fishing Leftovers - Update

Since the article in last month's Newsletter, we have had 8 emails regarding waste and fishing gear being left or abandoned at the regular fishing sites.

Some have been the 'normal' cleaning and scaling of fish on the walking bridges and it's only a matter of time before someone slips on this and is injured.

We have also had examples of fishhooks, line and sinkers being left – some with bait still on the hook. A further instance was another dog ate some discarded bait which the dog owner found contained a hook embedded – fortunately no vet bills from this incident.

But the best email we received detailed a collection of rubbish left after one fishing group spent some time under the bridge in Lake View Drive. This included different sized hooks, some quite large, and the rest of the list makes interesting reading:

large carton of rotting meat, plastic bag of broken beer bottles, 2 full beer bottles, 2 pairs of men's undies, bundle of tangled fishing line complete with hooks.

We appreciate any advice of fishing leftovers as we are compiling a detailed list to discuss with Cr. Jason O'Pray and Council. We don't object to the fishing, but we would like some of the fishing people to be mindful of their waste and discarded gear.

**Drop us a note and tell us what you have found [info@twra.net](mailto:info@twra.net)**

## TWRA Christmas Carols

Calling all dancers: the TWRA Carols Committee would like someone to lead a song and/or dance with actions in which all children could participate. Little children

love to join in and this is always a focus of our carols. We also need a confident group of teenage dancers.

**If you were willing to try, please contact Merryl ph. 5448 9414 or email [info@twra.net](mailto:info@twra.net)**

## Twin Waters View Club (TWVC)

On Thursday afternoon, 8 August TWVC will hold its next lunch meeting at the Loose Goose restaurant, Twin Waters (cost is \$27). On Thursday, 22 August there is a social outing. The club has a variety of guest speakers and entertainment.

The TWVC provides women with the opportunity to enjoy fun and friendship through social activities, participate in leadership opportunities and experience the satisfaction of making a difference in their community. VIEW (Voice, Interest and Education of Women) is the only national women's organisation solely focused on supporting and advocating for the education of young disadvantaged Australians. Money raised goes directly to The Smith Family's learning and mentoring programmes to enable disadvantaged children to complete school. The Twin Waters View Club supports six of these Learning for Life students.

On 13 to 15 September, the 54th VIEW National Convention is being held at the Novotel Twin Waters - more than 600 members are attending from across Australia. New members and guests are most welcome to the club.

**Contact the Publicity Officer, Dr Moira Cordiner E: [twinwatersviewclub@gmail.com](mailto:twinwatersviewclub@gmail.com) or Phone 0401 535 552.**

## Novotel Twin Waters Resort

On Sunday, 11 August 2019 from 11.00 am to 3.00 pm "The Long Lagoon Lunch" will lure guests to an exclusive and unique outdoor dining experience on a private sandy beach of the lagoon at Novotel Twin Waters Resort.

Guests will be treated to an extraordinary afternoon full of culinary delights and an elegantly crafted three course menu and paired with an exceptional 3 hours of beverage service on the long table. Acoustic melodies from relaxed live entertainment will float on the coastal breeze across the lagoon with the soft winter sunshine creating a naturally refreshing and quintessential Sunshine Coast experience."

Location: North Shore Beach Lagoon front – Novotel Twin Waters Resort  
18 years + event only

Dietary Requirements: Gluten Free + Pescetarian friendly

Tickets Include: 3 course menu featuring Sunshine Coast produce, expertly paired beverage package and live acoustic music. Price: \$170 per person (+ credit card charge)

**<https://twinwatersresort.eventsmart.com/events/longlagoonlunch/>  
For more information contact: Sam Greentree, ph. 5450 9544 or E: [Marketing@twinwatersresort.com.au](mailto:Marketing@twinwatersresort.com.au)**



## SC Airport development and Master Plan New Runway

• The current North South runway, 18/36 will be decommissioned to allow the construction of the new runway 13/31. This is expected to occur in May 2020.

• The SCC has confirmed that the southern portion of the existing runway (around 1000M) will be repurposed as a Taxiway providing access to the southern apron

• Runway 18/36 cannot be maintained due to inability to meet CASA Aviation Safety standards.

• A new flood mitigation levee is being

constructed and this will be a permanent and reliable levee replacing the existing earthen mound which has slumped, eroded and not reliable.

• Over 2000 people have attended stakeholder engagement sessions run by the airport. Flight Paths Based on historical weather data Runway 13 is expected to be used 77% of the time. This means that these aircraft will approach and land at the western end of the airport then taxi to the terminal.

### Masterplan 2040 Forecast

• The Airport facilitated over 500 jobs in 2018, predicting growth to more than 1600 direct jobs by 2040

• The airport will contribute approximately \$220 million to the economy by 2040

• An estimated 3 million passengers will use the airport

• 26,000 RPT Jet aircraft movement pa.

• 32,000 fixed-wing General Aviation movements pa.

• 11,000 helicopter movements pa. public notification period. To submit, you can send to Council by email or mail.

## Stockland and Twin Waters West (TWW)

TWW DA now with Sunshine Coast Council.

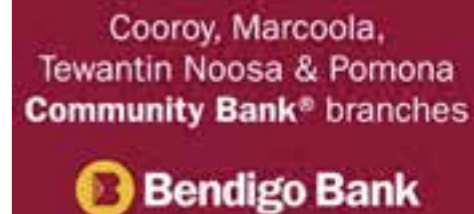
The Council is now reviewing submissions from the public in relation to Stockland's Development Application for Twin Waters West.

It is understood that a large number of submissions were made.

**The TWRA lodged a submission and a copy can be viewed on the web site at [www.twra.net](http://www.twra.net)**

Many individual submissions from residents were also made. Council officers will review them all and prepare recommendations for Councillors who will vote on the matter later in the year.

The exact date is not known at this stage. We hope that, no matter what decisions are ultimately made, the robust public discussion over a long period of time will have contributed to the best outcome. This has been an important topic for us in Twin Waters and all who participated are thanked and acknowledged.



## New Financial Year Resolutions

The 2019/20 financial year will be another big one in terms of the national and global financial position.

So, perhaps it's time to make your new financial year resolutions?

The question is how can we best achieve those and what steps can we take?

For a lot of Australians, the home mortgage is the major household expense and yet sometimes that is an area that is not reviewed on a regular basis or included in a plan for the year.

Why not take this time to do a health check on your mortgage?

Why not contact your bank and ask for some time to sit down and review your options?

As we know, it's a great time for small businesses. The Government announced earlier this year that from 29 January 2019 the small business (turnover up to \$10 million) instant asset deduction limit is to be increased.

So, until 30 June 2020:

• The small business (turnover up to \$10 million) write-off limit is increased from \$25,000 to \$30,000, applied on a per asset basis.

• Medium sized businesses (turnover from \$10 million to \$50 million) will now also have access to the instant asset write off in respect of assets acquired from Budget night to 30 June 2020.

• (As before) the small business pooling (simplified depreciation) rules and suspension of the lockout rules continue. This incentive can be coupled with great rates on Equipment Finance packages, so put that new financial year resolution together and ring your local bank manager. Even better, ring me!

That advice and input could make your new financial year a happy one.

**If you would like to know more about any of these services, please contact Kerryn Vincart (Manager Bendigo Bank at Marcoola Community Bank branch) on 5448 8582 or email: [kerryn.vincart@bendigoadelaide.com.au](mailto:kerryn.vincart@bendigoadelaide.com.au)**

**AVOIDING SCAMS – INFORMATION SESSION**

**Who:** Nathan Wellington – Computer Specialist and Principal of 'Home Tech Assist' & Fran Mills – Office of Fair Trading

**What:** DO YOU GET BOMBARDED WITH PHONE OR COMPUTER SCAMS?? If you do, the Twin Waters Neighbourhood Watch invites you to our information evening on how to handle these scams correctly & safely.

**When:** Tuesday 20<sup>th</sup> Aug 2019 – 7pm until 8pm

**Where:** Living Choice Retirement Village, 21 Baywater Drive, Twin Waters. **Street Parking available.** Guides at the entrance to the Village will direct attendees to the Auditorium.

**Register:** Registration is not necessary, but it would be helpful if you call Merryl - 5448 9414 or Jenny - 5450 5881

*Tea / Coffee & light refreshments will be available afterwards.*

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