



Reach Within to Embrace Humanity

# The Rotary Club of Brisbane Inc.

Founded 29 May 1923 Club 17787

*A global network of community volunteers*

5 December 2011



## The Rotary Club of Brisbane Inc.

23 Dean Road  
Alexandra Hills Qld 4161

Meets 4<sup>th</sup> Floor  
(Edinburgh Room)  
of the Brisbane Club  
Post Office Square  
241 Adelaide Street  
Brisbane

### MONDAYS

12.15 pm – 1.45 pm

### OFFICERS

President	Alistair Smith
President Elect	
Imm Past President	Basil Veal
Vice President	Keith Watts
Secretary	Bob Aldred
Treasurer	Dougal Henderson
Sergeant-at-Arms	Cameron Bishop

District 9600  
Club Number 17787  
Founded 29 May 1923

District Governor  
Carolyn Krueger

Rotary International President  
Kalyan Banerjee

## President's Message – 27 November 2011

*Welcome Rotarians and friends.*

Firstly, apologies for this message not making it into the bulletin; it has been a hectic week at work.

As you have seen from Rotarian Michael Stephens email, we pleasingly have had two applications for membership from Paul Cluff and Frank Alpert. John Smerdon has agreed to mentor Paul over the next few months, to help assist him in understanding what is involved in being a Rotarian, and if anyone is interested in similarly mentoring Frank, please let me know.

I would like to continue our momentum with membership over the next few months and as part of this the PR committee are meeting again on Monday to discuss building club profile to help attract more new members and ensuring the club is meeting member requirements. As part of this latter exercise, we are finalising a survey for completion by club members, and I am hoping we will be in a position to run this at the next fellowship meeting.

In Monday's meeting we announced that nominations are open for positions on the board of directors next year. A nominating committee is being formed for handling this process and this will be led by Rotarian Keith Watts, so thank to Keith for his assistance in this regard. We are particularly looking for a volunteer to be president next year, so if members are interested in this position, please let Keith know.

RYLA are seeking applications for next year's program. As part of this, we should contact local schools and youth groups to suggest that they nominate individuals that may be interested in participating. If anyone has contacts in schools, or would like to take on this role, please let me know.

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## What's On?

### 5 December:

Bas Veal  
Character  
Housing in  
Queensland

## Date Claimers

### 10 January 2012:

Combined Service Clubs Dinner  
Kedron Wavell Services Club  
Chermside  
6pm for 6:30pm start  
Details at

<http://www.brisbanerotary.org.au/calendar-events.html>

### 3 March 2012:

PP Mel Evans  
Tour of the XXXX Brewery at 2pm

## 4 WAY TEST

Of the things we think, say or do:

1. Is it the TRUTH?
2. Is it FAIR to all concerned?
3. Will it build GOODWILL and BETTER FRIENDSHIPS?
4. Will it be BENEFICIAL to all concerned?





We have been contacted by Open Minds, a charity that provides community based supports to people living with mental illness, intellectual disability or acquired brain injury throughout South East Queensland. Annually they provide a Christmas gift for a group of 150 people, with this year focussing on movie tickets to brighten the outlook and provide enjoyment to recipients. If you are interested in donating, or think the club should participate, please let me know.

We have also received an update on the ShelterBox program, and I will talk to this on Monday's meeting.

That is all for now and I look forward to seeing you on Monday.

*President Alistair*

## **President's Message – 2 December 2011**

*Welcome Rotarians and friends.*

Further to last week's message above, I can confirm we have made progress with the nominations for positions on the board of directors next year. We do still have some positions available, including that of president for next year, so please let us know as soon as possible if you are interested in participating.

The period of right of refusal for Frank Alpert has now passed, and unsurprisingly no objections were received, so we all look forward to welcoming both Frank and Paul Cluff into the fold over the coming weeks.

For those of you present at last week's meeting, you will be aware that Rotarian Brian Carss has generously offered to sell some wine (Grange to be precise) and a wine fridge to the club so we can organise a raffle to raise funds. We do need to investigate the licensing laws given that alcohol would be involved, and Rotarian Mike Kelly has offered to look into this. Assuming we are able to proceed, this should present a great opportunity for the club to raise some funds

This will be a good way of kicking off fund raising activities for the New Year. Despite this more ideas for other activities would be appreciated, so if you have any thoughts please let me know.

Over the last couple of weeks, we have had some very interesting talks from members relating to house prices in Australia. These have been absolutely fascinating and highlight the immense amount of knowledge we have within the club, a resource we should try and make more use of moving forward. Given that I would encourage members that have topics that may be of interest to other members to consider speaking at a club meeting over the next few months.

In that regard, Past President Bas Veal will be speaking on Monday, and I once again urge as many of you as possible to attend, and I looking forward to fellowship with you all on Monday.

*President Alistair*

## **Rotary Meeting 28 November 2011**

The Chairman Clive Morman introduced P Alistair, who welcomed Frank Alpert, David Smith, Adam Powell and Richard Langford as guests. PP Keith Watts distributed nomination forms and encouraged members to nominate for positions as office bearers in the Club, with nominations to close on the 12th. of December.

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### **ROTARY GRACE**

○ Lord and giver of all good  
We thank You for our daily food  
May Rotary friends and Rotary ways  
Help us to serve You all our days.

## Calendar

### **5 December:**

Bas Veal  
*Character Housing in QLD*

### **12 December:**

TBA

## Roster

### **5 December 2011**

**President** A Smith  
**Chairman** P Dawson  
**Set Up/Away** L Spano  
**Raffle** G Cause  
**Visitor Register** K Watts  
**Attendance** B Esler  
G Whitmore

### **12 December 2011**

**President** A Smith  
**Chairman** C Muir  
**Set Up/Away** L Stally  
**Raffle** J Delahunty  
**Visitor Register** R McCormack  
**Attendance** B Esler  
G Whitmore

### **19 December 2011**

**President** A Smith  
**Chairman** G Holtman  
**Set Up/Away** M Stephens  
**Raffle** P Ryan  
**Visitor Register** P Little  
**Attendance** B Esler  
G Whitmore

### **26 December 2011 NO MEETING**



*Please forward any dates or articles of interest that you would like to see included in future Bulletins to the Bulletin Editor at [secretary@brisbanerotary.org.au](mailto:secretary@brisbanerotary.org.au)*



## **Rotary Meeting 28 November 2011**

PP Brian Carss told members that he was moving house and in the downsizing he wished to dispose of a wine storage fridge and its valuable contents – including a collection of Grange Hermitage. Michael Stevens proposed that the Club should consider purchasing the collection with a view to conducting a raffle next year. P Alistair spoke in favour of this proposal and said he would take the suggestion to the Board for further discussion. Richard Langford of Brisbane Youth Services commended the Club for its support of their clients and illustrated his point with reference to specific cases.

Our own member Graeme Whitmore, a Quantity Surveyor, then gave us a most informative address on his views on why housing was so expensive in Australia. Graeme was originally from New Zealand, and migrated here in January 1987. When he first arrived here land subdivisions were relatively small and the land cost was a proportionately smaller percentage of the cost of the complete package. He blamed the huge rise in costs of land to the concept of huge master planned communities like North Lakes with 1700 acres which was subdivided into thousands of relatively small plots of land. In 1987 the average house lot in Brisbane was 1,000 square meters. Very soon this dropped to 780 and now it is not uncommon to find lots of 354. Road frontages have dropped from 22 meters to as little as 12. In 2011 the developers are permitted to subdivide acreage into two and a half more lots than they were in 1987. With these huge developments the council involvement in the approvals takes longer, sometimes several years, and the developer must add these holding costs to the price of the land. The cumulative charges and development fees associated with rates, approvals, connection fees for water and electricity have also increased two and a half times since 1987. With these very small lot sizes the builder has to build a two storey home, which adds to the cost. Often there is only 1 meter from the outer wall to the boundary fence.

In some of these planned developments the road widths in 1987 of 16 to 18 meters have been reduced to 12 meters today, with the associated problems of access and parking.

The original Queenslander with its wooden construction of VJ boards on stumps with 6 foot verandas all around, and efficient cross ventilation through open doors, high ceilings, and internal fretted fan lights, was environmentally friendly and earned a high six star green rating. In contrast the current two storied brick box with a tiled roof, balconies, no eaves, and very little cross ventilation was not as efficient. Bathrooms, toilets and kitchens are more expensive to build than bedrooms. The basic costs of building have not increased much in 10 years, but now houses are much bigger with more bedrooms and recreation rooms. The upper stories of current two storey houses are often framed with untreated timber, and clad with rendered blue board, and Graeme predicted that this type of construction was a potential time bomb for future termite attack. To improve the green credentials of modern buildings builders had to install solar powered hot water systems and electricity generating panels and these were relatively expensive and added greatly to the costs of the building. The overall message was that the actual building costs have not increased as much as the proportion of the total cost of the land on which the house was built, and it was the blow out in the cost of land that was the basic problem in the housing affordability crisis. Intelligent questions were asked by Phil Little, Keith Watts, Dougal, Cameron and Rick Tamaschke. Graeme's talk approached the same problem of over priced housing as last week's lecturer Patrick Caragata, but Graeme addressed the problem from the perspective of the builder, rather than the economist. Once again Graeme's address showed that some of our best talks come from our own members. SAA Cameron Bishop amused us with jokes and extracted fines from the total attendance of 26.

