



Smoke Signals

Issue 224

www.smokesignalscn.com

December 2019

Wanderer Mead

MODERN MEAD – ANCIENT INSPIRATION

Hiding down one of those mysterious driveways off John Lees Drive in Dilston is a most unusual small business – Wanderer Mead.

Mead maker Stephen Wilkins is struggling to keep up to the demand for his quirkily labelled range of honey meads.

Mead, essential honey and water fermented with various fruits and spices, is the world's oldest known alcoholic beverage.

It was the “drink of the Gods” in Viking times, so all of Stephen's products feature a Viking character, from Olaf the Viking Blond, to Thora the Viking Sour.



Stephen at The Meadery

Stephen's interest (some may say obsession) with mead comes from his time as a classics and ancient history teacher in Queensland. To inject some life into a Mediaeval history course, he set his students

the task of brewing a mead for their annual Mediaeval Banquet (to be consumed by the parents of course, not the kids).

Moving to Dilston 10 years ago, he began to transform a home brewing hobby into a small industry.

He built a Meadery and has now been in production for three years, brewing 600 litre batches of mead, all from locally sourced honey.

Over that time, through exhaustive experimentation, Stephen has fine tuned a basic range of six variously flavoured meads.

“My aim is to make a dry to semi-dry mead, with complex flavours and about the same alcoholic strength as beer or cider – what we call a “session mead”.

“Wherever we sell it we're getting re-orders, so we must be getting the recipes right.”

The range includes Viking Blonde, made with honey and Tasmanian hops, Viking Dark, in the style of dark lager, Viking Druid, a flavour explosion of herbs and spices, Ginger Bezerker, a honey ginger beer, Viking Sour, tart and refreshing, and Sweet Viking, a liquid Turkish Delight.

Some of the Launceston outlets stocking Wanderer Mead are Crown Cellars and Mood Food or you can taste some of the meads on tap at Tandy's Alehouse in Elizabeth Street.

A mead trailer is also under construction which will take Wanderer Mead out to many

Tasmanian markets and special events.

But the best way to buy Wanderer Mead, and to meet Stephen Wilkins, is to visit his stall at Harvest Market



Stephen at Tandy's Alehouse

every Saturday morning. Another clever and creative character from our East Tamar community.

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MADE WITH LOVE CHRISTMAS MARKET.



Anita and George won the door prize The kookaburra is called Frankie and Flynn is loving him



What a great day we had at the "Made with love" Christmas Market. The hall was filled with wonderful handmade goodies including cards, cakes, jams, knitted toys and baby toys, Christmas bunting and so much more! Great books from local authors. We entertained some little people with old fashioned hand crafts, ate scones and snags and the mens shed enjoyed a fabulous open day. Windermere Church Forever was joined by many locals in the carboot sales and treasures found new homes. We have a list of people who'd like to explore arts and crafts AND the scarecrow competition was won by Piper, Emily and the Diver eating Shark. Pat and I would like to thank you all for a fantastic day and your support to the wonderful community in which we live.

See you next time, have a safe and happy Christmas.

Fiona



Rosalie Montague, Lizzie Benstead & Helen Jelbert



Sharon & Santa



Marie & Santa

WINDERMERE CAFE



Windermere cafe wishes everyone a merry Christmas & happy New year, thank you all so much for your valued support we really appreciate it.

We are hosting a New Year's Eve party this year at the cafe \$10 per person, its byo food & drinks with the kitchen available for heating up nibbles etc ... plus performances from a local Jazz singer, music all night & a lucky door prize!!

Also we are now taking bookings for our next high tea which will be on Saturday 18th of January at 14:30

We will be closed from 3pm Sunday 22nd Dec & reopening Tuesday 31st December at 17:30

Closed New Year's Day & then business as usual.

See you soon x

BIRDS OF THE TAMAR By Jon Hosford

A Garden for Birds

You have read for some years about the birds of the Tamar and the birds in the garden at Winderdoon. I want to share this month the realities of the battle of the birds in your garden. Jenny and George Chandler have a dense foliage garden surrounding their home in Windermere Rd and delight in many species of birds that call their garden home. One of the realities of the natural world is competition for space and success in breeding. A pair of Golden whistlers is one of Australia's prettiest songbirds. For some years a pair of these birds has chosen the Chandler's property as home. This year they have observed

the male in fierce competition with his image in the window of their north facing room and even more aggressive with a Grey fantail that had chosen the shade under the window to build a fine nest lined with cobwebs and lay 3 eggs. The Golden whistler menaced the Grey fantail female to such a degree that she abandoned her eggs and nested somewhere else if at all.

The Striated pardalotes that have nested for many years in a nesting box mounted outside the bathroom have returned late this year, most likely awaiting the favourable winds to carry them home after their winter

mainland migration (a choice many of us baby boomers make with increasing frequency). These little birds are a delight, and assist in keeping our eucalypt canopy in balance from the invasion of sap sucking insects. They are so quick in feeding chicks that after 5 attempts with my mobile phone, I failed to get a bird in flight from the bush under the nest to the nesting entrance.

Birds are a wonderful source of joy on your property. If you choose your plants well and create an appropriate habitat, you will discover a whole new world around you that gives such a new dimension to living out of town.



Golden Whistler



Grey Fantail Nest & Eggs



The illusive Striated pardalote box.

HIRE OF THE DILSTON MEMORIAL HALL

The Dilston Memorial Hall provides the perfect local venue for meetings, celebrations and special occasions.

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WHY BEES LOVE MY GARDEN



A WOMAN AFTER MY OWN HEART

I was telling a friend of mine who lives in Sydney about our little community efforts to promote the wellbeing of bees. “So,” she said, “Have you heard about what Kelley Whitaker does? She lives not far from me, and she’s running this amazing Host A Hive programme.” “What? In Castlecrag?” I was amazed. Let me tell you, Castlecrag is a very upmarket suburb on Sydney’s North Shore. Not at all the kind of place you’d expect people to have beehives in their back garden. So you can understand my scepticism. But it’s a great win-win inspirational story! Here’s the story as reported in The Telegraph:

CASTLECRAg’S Dr Kelley Whitaker is a marine biologist by day and an urban beekeeper by afternoon. With a background in evolution and conservation, her dream is to see our native bushland thrive with high levels of biodiversity and pollinators.

To further this aim, she has launched a Host A Hive program giving north shore residents the chance to “host” beehives on their property and in return receive raw honey from their own environment.

“For a nominal fee you get a queen and the bees and three boxes,” she said. “If you don’t want to go anywhere near the hive, that’s fine. I will do all the managing.”

“The main requirements are a sunny aspect, good access and out of the way of human traffic.”

For those interested in hosting a hive, she will first visit their property to perform a site inspection.

“I do all the maintenance establishing the colony, feeding them until they’ve collected enough for themselves and throughout the year, site visits.”

“I also do all the registration and statutory obligations of the hive and check for bee health and disease.”

Dr Whitaker said organic raw honey could help those suffering from hay-fever and pollen allergies.

SUMMARY

- Host A Hive gives local residents the chance to harvest their own honey
- There is no need to learn the art and science of bee keeping — Dr Whitaker will do it all for you
- In return for a small monthly fee,

she will visit your backyard to maintain the hives and feed the bees

IS THIS AN IDEA THAT YOU WOULD LIKE TO SEE IN OUR COMMUNITY?

Perhaps our local beekeepers would consider offering a service like this.

I would love it. I have so many bees in my garden. They’re having a wonderful time pollinating the lavender, pigface, escallonia, hakea, grevillea, bottlebrush, salvia, gazania, and earlier, the eucalypts and ti-tree. Bee heaven!



CHECK OUT THIS COMPREHENSIVE GUIDE FOR PLANTING A BEE FRIENDLY GARDEN:

Its 316 pages covers so much: the domestic garden, urban streetscapes, and rural opportunities.

<https://www.agrifutures.com.au/wp-content/uploads/publications/12-014.pdf>

BEE FRIENDLY

A planting guide for European honeybees and Australian native pollinators

By Mark Leech

FINAL WORD: As the seedlings begin to shoot up, the garden at Windermere Café is beginning its transformation into what promises to be a colourful area of flowers and plants over the summer months. A big thank you to all the volunteers who pop in on a regular basis to water and weed.

GARDEN CLUBS NEWS

Letting in the Wild Edges!

Fifteen Garden Club members braved a variety of weather conditions to enjoy lunch at "Windsong" in November. We experienced strong winds, rain, sunshine... and hail! Being garden lovers, of course, we all happily accepted the rain and had lunch cosily inside together. We did manage a quick walk around the garden (cut short by hail), where Greg and I demonstrated our gardening philosophy of "letting in the wild

edges". We have quite a few "wild edges", but we are happy to say that the bees, ladybirds, hoverflies, butterflies, birds, pademelons, native hens and blue-tongue lizards (and snakes too – eek!) love them. We probably can't ask for more than that!

Our final gathering for 2019 will be for our Christmas Party at "Tarcoola".



An old plum tree attracting bees in early spring



Greg in the "Wild Garden" at "Windsong"

If you would like to participate in Garden Club, please contact me by email or telephone. New members are very welcome.

Kerri Curtis

Email: kerridwen51@gmail.com

Telephone: 0407 447 344

Try Sue Walker's

CREAMY BRANDY SAUCE

Ingredients

- 1 cup vanilla ice cream
- 2 teaspoons cornflour
- 2 teaspoons cold water
- 300ml carton thickened cream, whipped
- 2 tablespoons icing sugar, sifted
- 2 tablespoons brandy



Method

Melt ice cream in pan over low heat, stir in blended cornflour and cold water
Stir until mixture boils and thickens
Remove from heat and fold in cream, icing sugar and brandy
Serve warm

Enjoy!

CHURCH NEWS St Matthias' Anglican Church

Christmas is rapidly approaching. Look out for our annual Nativity display at the church gates!

Normal 9am Services will be held on Dec 8th and 22nd (being the 2nd and 4th Sundays in Advent), and our annual Twilight Family Carols Evening is at 7pm on the 24th followed by refreshments and community "catch-ups". Communion will be offered after this for those interested. (photos from 2018: a "full house")



It's been a busy lead-up to Christmas, with some very successful special services such as All Saints Day, with the church and cemetery lit up with candles in memory of past loved ones. Defence Sunday was another special service, which was also the first airing of the historic red lectern frontal which was lovingly restored by June Lory from HT.



Thanks also to the 19 willing helpers at our annual Working Bee for the grounds and building, and especially to locals Michael and Julie Carey from Mt Direction who donated a truckload of wood chips to further extend the riverbank garden.



It is wonderful to announce the completion of the installation of the protective glass over our historic and beautiful church windows. After the very unfortunate accident involving church warden Graham Foster and glazier Gavin Merrington, it is so reassuring to know their work is now complete and this protection is now in place.

Save the date: Sat. Feb 22nd 2020. Following our highly successful and enjoyable Harvest Festival Day in April 2018, we are planning another one. Any new community members interested in helping, or anyone able to donate goods or services for the Silent Auction, please contact us: hosfordm@bigpond.net.au

Keep in touch with weekly updates and news: facebook @stmatthiaswindermere

Rector: Dane Courtney 0408622182 Assistant: Roger Hesketh 0437569685 Hon. Assos: Ken Box 0408023578

"May the true joy and blessed peace of this Christmas rest with you throughout the year"

PLAY GROUP

What a great couple of months it has been for Dilston Playgroup. We have had a brilliant time welcoming new families to playgroup as well as thoroughly enjoying the company of well known families. We have been very busy creating our community garden and making the most of this fruitful weather. The children began very enthusiastically planting and caring for strawberries, rosemary, kale, pumpkin and zucchini



and have already harvested some very delicious looking strawberries. It has been lovely seeing the children excited to visit their garden and each week as they race to water the garden with their watering cans. Our garden beds have been made from recycling materials such as an old wheelbarrow, fruit crates and bread trays mostly sourced from the tip shop.

We have been enjoying the upcoming festive season, making lots of Christmas crafts including clay handprint decorations and gingerbread cookies. As well as the

good old favourites of making mud pies and racing through the trees.

As we approach the holiday season, the 17th of December will be our last playgroup of the year and we will enjoy a fun Christmas party playgroup with music, a special morning tea and maybe a special visitor from the north pole.

Dilston Playgroup is held on Tuesdays 10am-12pm, at the Dilston Hall. Cost is \$3 (+ a piece of fruit to share). All families welcome! Any inquiries, please call Amy on 0413394523.



EAST TAMAR MENS SHED



After a busy few months the shedders had quite a variety of items offered for sale at the Christmas market. Most popular items were the kneading bowls made from donated cypress by Ian as well as many other wooden pieces. The horse shoe plant hangers made by Jeff & Steve with help from past member Henry also proved popular. We have had a fantastic year with all parts of the shed in full production with community and individual projects. We also have grown with new enthusiastic members who have brought many different skills and knowledge to our benefit. Our Christmas breakup BBQ is on Sat 21st. Please let us know if you are coming for catering purposes.



ETMS is assisted by equipment grants from the Tasmanian Government.

The Shed wishes all members and supporters a Very Merry Christmas



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Your local Liberal member—standing up for Bass

Michael Ferguson MP

Web: www.michaelferguson.com
Email: michael.ferguson@dpac.tas.gov.au
Mail: PO Box 537, Launceston 7250
Phone: 6777 1032

Supporting Northern Tasmania



Dilston Fire Brigade



Tasmania Fire Service

Register the fire by calling freecall 1800 000 699

By telling the Tasmania Fire Service about your fire you may help prevent false alarms.

2019/2020 Fire Season "A NEW NORM"

As witnessed in the national news bulletins, the fire season across the eastern seaboard of Australia is well and truly in full swing, with fire behaviour the likes that we haven't seen for many years, if ever, particularly given the time of year! Tasmania, along with other states have been sending fire fighting crews to both NSW and QLD for over a month now in support of the fire fighting efforts in those states.

Dilston Fire Brigade has been in the thick of it sending personnel as part of the various Tasmanian contingents since the effort began, with some members making more than one trip. The brigade thanks them for the their time given in helping other state's emergencies.

Of course, Tasmania hasn't been immune to the early start to the fire season with a number of firegrounds creating ongoing challenges.

Along with our neighbours at Hillwood Fire Brigade where Smoke Signals is also delivered, Dilston has been supplying personnel and fire

appliance resources to the various firegrounds. These include but not limited to: Scottsdale, Lefroy, Lulworth, Exeter, Mathinna, Mangana and Swansea, for multiple days at a time.

Suffice to say, a quiet Christmas will be appreciated, but we won't hold our breath!

NEW RECRUITS 2020

In the new year we will be actively seeking to bolster our ranks to assist in the increasing workload the brigade attends to. We would like to positively interact with our newer community members so look out for posters at the Café, flyers in the letterboxes, and fire fighters knocking on the door! We are an easy going bunch and would love to welcome new members. Of course in the mean time please also feel free to drop us a line via facebook, or on the contacts listed below!

FIRE PERMITS

As you may have noticed via the sign on John Lees Drive, the fire permit period is current. Thankyou to all

community members that have made use of this facility and for keeping their fires safe

2019 XMAS SANTA RUN!

Yes, it is on again and this year we will be touring the community with Santa and the fire appliances on Sunday December 22, starting 2pm.

This is a little earlier than in previous years, but we are doing so to allow more time for the brigade Christmas dinner to follow. Past and present brigade members welcome, and indeed, anyone from the community is welcome to bring a sausage to cook on the BBQ!

See flyer over leaf

To try and list all those that have supported us through out 2019 would take another page of Smoke Signals, but we would like to take this opportunity to thank you all for the support shown to the brigade, and indeed we wish all in the community an enjoyable festive season, and a safe journey into 2020!



www.facebook.com/DilstonFireBrigade
www.facebook.com/TasmaniaFireService

Brigade Contacts

Raoul Stow	0417 351 423
Paul Blakie	0417 592 424
Ben Jones	0417 877 001
Ken Nolan	0448 320 996



**DILSTON FIRE BRIGADE ANNUAL
CHRISTMAS LOLLY RUN**

SUNDAY 22nd December, 2019 from 2.00pm

Travelling from **Peddie Drive** to **Dilston** and **Rostella**,
then **John Lees Drive** to **Windermere Road Nth, Sanwae
Drive**, and on to **Native Point**,
then **Los Angelos Road**, **Millhaven Way**, **Walford Rise**,
and finally **Windermere Road Sth.**



SAD NEWS: Gerald Peters of Mt Direction died on November 20th aged 84. Gerald was a keen fisherman and a follower of the Hillwood Football Club. Gerald's wife Shirley used to wash jumpers, sons Martin and Simon played for the Club and daughter Stacey collected newspaper clippings about the Club. Our sympathy to you all.

CATCH IT IN THE CATCHMENT:

I was wrong (who me? Not again!) about Catch it in the Catchment and Clean up Australia. "Catch it" is additional to the regular Clean-up days and has been set up for cleaning up the waterways in Australia and collecting information, hopefully to become an annual event. (What a pity, I say to need to have Clean-up days, let alone Clean up in the catchments. Why are we not proud of our country and keep it clean and tidy and take our rubbish home!) "Catch it in the Catchment" was held at various sites (I think about 24) on both sides of the Tamar River on

Sunday 10th November. Overall, it was quite successful. In Hillwood we had four main workers including two young men aged twelve and ten. Quite an amount of rubbish was collected and one bag was sorted and catalogued by Jess Nesbit, a comparatively new member of our community. Jess knew what she was doing as she is the Environment Officer for Launceston City Council. Part of the clean-up was to identify discarded items which might be included in a proposed Container Deposit Scheme.



TASMANIAN MOTOR CYCLE ASSOCIATION held their annual rally for the second year running at the Hillwood Recreation Ground, catered for by the Hillwood Football Club. They provided their own music and the Football Club provided food and refreshments. So if you heard a lot of motor-bikes in the area followed by music on Sunday 16th November, this is your answer.

HILLWOOD GARDEN CLUB held a 15 year celebration for their end of year function. A special guest was Carol Cowley who was responsible for the set-up of the Garden Club. Carol and her husband Ivan were among several former residents which included June Greig and Bob Thomas who enjoyed catching up with friends and new members. The Garden Club is all about having fun. They also invite inspiring speakers at times.

HILLWOOD PROGRESS ASSOCIATION

INC new Committee: The Executive consists of Chair Roger Millar, Vice Chair Robyn Wheeler, Secretary Carolyn Smith and Treasurer/Public Officer Kathryn Millar. Five committee members, Lindsay Millar, Ross Grange, Kaye Grange, Jess Nesbit and Nancy Donnelly make up the required nine members. Thank you from me to Carolyn for taking on the role of Secretary.

Meetings are held usually on the first Monday of every second month which alternate between Executive Open meetings. To become an Association member, the fee is \$5 per annum payable by 30th June each year. Of course, anyone can join at any time. As a member you have the right to vote at Open meetings and will receive the Minutes and a copy of the Constitution. The first meeting in the New Year will be an Open meeting on the first Monday in February 2020.

HILLWOOD FOOTBALL CLUB

Invites members of the community to enjoy a meal in the off-season from November to March on Friday nights between 6.00 pm and 8.00 pm provided by Bee-Bop Dancing Group. Mains \$15. These meals are very popular and provide the opportunity to enjoy a meal and a glass of whatever you fancy with friends and members of your community in a relaxing atmosphere.

If you wish to book, contact Trudy Hoffman on 0437 958 788, however walk-ins are always welcome – last orders taken at 7.30 p.m. Bee Bop have also been providing meals on Thursday training nights for players and any community members who would like to drop in.

Some HILLWOOD GROUPS are in recess from early December. Those you might consider joining in the New Year include – Kids Club, Garden Club, Ladies Group. I will include contacts in the February issue.

Others you may join at any time:

HILLWOOD FIRE BRIGADE: contact Elaine Burns on 0417 540 665

HILLWOOD FOOTBALL CLUB INC: contact: Bob McLean on 0418 130 901

HILLWOOD PROGRESS ASSOCIATION INC: Hillwood Progress Association Inc contact: Secretary Carolyn Smith through hillwoodprogressassociation@outlook.com

HILLWOOD GARDEN CLUB



Lunch

The Hillwood Garden Club held a working bee to remove weeds at the Pontoon Park at Hillwood on Sunday Nov 24th and ended its activities for the year with a lunch for about 30 people on Dec 1. It had been hoped to lunch at the Jetty but the weather was atrocious so it was moved to the Hall. The food was wonderful with everyone being very generous with nibbles, mains including Ham and Salmon, as well as many salads. There was also an array of deserts topped off with a magnificent iced fruit cake [won at a raffle at Dilston Hall.]

The next meeting will be in February.



Working Bee
Bill & David



Working Bee
David Bill & Anne

Working Bee
Geraldine & Oliver



Working Bee
Phil, Ron, Ger & Robin

Working Bee
Robin



Letters To The Editor

I would just like to give another opinion about the Point, in Hillwood. Until the rocks were placed, we had rock climbers camping there and tying their ropes up in the trees, blocking the paths. We had farm workers camping there and hanging their laundry up in the trees. They could be there for all of the summer and with them came their tents which in turn blocked the green open area that is supposed to be for people to enjoy. It was not enjoyable plus they would break branches off the trees and burn them. The amount of litter that was left was huge. We still get some litter but not half as much as before.

We did have some who thought it was a race track and would drift and tear the place up. That isn't happening now. Some people didn't feel safe walking there as you never knew how many or who was camping there. Camping is not allowed but from what the rock climbers told us, they were encouraged to camp there.

It is much safer and open for people who actually live here to enjoy and pay rates and taxes to support the government bodies who take very good care of the area, considering how many areas they need to maintain.

I can't recall any emergency that required people here to get their boats out to save lives since 1991. I could have missed that as I can only see a small section of river.

I appreciate people wanting the Point to be as it was when they were young but for me, I love it as it is and we go there every day. We pick up litter and enjoy the beauty there even when the tide is so low you can almost walk to Egg Island. It is a treasure.

Millie Jex
200 Jetty Road
Hillwood

Letter from Hillwood Progress Association

In the October issue, the Hillwood Progress Association (HPA) provided an article dealing with Parks & Wildlife (PWS) policies and actions on Egg Island.

The article was submitted, with our permission, to Parks & Wildlife for comment. The reply from PWS, printed, came with the comment to the Editor that "it would assist him to decide", what or if to print of the HPA article. It was almost as if PWS was trying to convince the Editor that the HPA article was not correct. I can assure readers that the comments and content in this and previous articles are correct. One can assume that PWS are embarrassed by the truth.

The first paragraph of the PWS reply came as a complete surprise to our members. The Crown River Reserve on Craighburn Road, including Egg Island Point, was from c.1840 listed on the Titles of the Planned Township of "Dorchester" as, "reserved for the recreational use of the residents and never to be sold".

From settlement in the late 1880's until placed in control of PWS in about 1988, the Reserve was used and maintained by the public. PWS rebuilt and restores 3 BBQs and picnic table sets and provided a composting toilet. All public facilities were removed about 15 years ago in 2012, when HPA restored the small bench PWS advised that "Crown Land Services are the primary authority for maintaining the area for its "intended purpose as a natural values area with riparian communities." "The area is no longer considered an area maintained for the general public." At the time of writing the October article HPA had no indication that PWS had changed this policy to "Tasmanian Parks and Wildlife Service is responsible for maintaining

Egg Island Point as a public reserve and for protecting the natural, cultural and recreational values of the Reserve." "The Reserve is a maintained and attractive natural setting on the Tamar River."

This statement is a 180 degree reversal of the previous policy. HPA has twice requested confirmation that this is, in fact, a new policy. No reply yet.

In para 2, PWS claim that the boat ramp at Egg Point is all weather. It is not. It is fully exposed to SE gales.

The alternate over shore access to launch trailers and boats was blocked in Feb 2018 for no logical or commonsense reason and remains closed. It is not necessary, as suggested by PWS, to apply to MAST for full funding for a new access. The access used safely for over 80 years still exists. It is just blocked. If a rescue fails because of this situation, the blame will rest with PWS. Perhaps they will just blame the Minister.

To claim that the fire risk from large fuel build up in areas of river reserves is low, denies fact. The river does not surround these areas on three sides. There are no fire breaks as such. Grass areas are mowed usually once a year and bush covered areas have not had any fuel reduction for over 25 years. Some boundaries are just a farm fence and when did roads stop fires in the wrong conditions. The failure to reduce fuel loads does place property at risk of fire.

Lindsay Millar

For Hillwood Progress Assn

Editor's note: We have given considerable space to the Egg Island issue. The subject is now closed until there are new developments.



Justin Goebel

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LJ Hooker Launceston

launceston.ljhooker.com.au

Justin Goebel

Justin has been in property sales for over 10 years with extensive experience in residential property sales throughout Launceston and outer areas.

As director of LJ Hooker Launceston and large focus on client and customer service, you can rest assured that you are in great hands when you are dealing with Justin throughout your real estate sale or transaction,



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- Rock Grab

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Next to Caffa Service Station

Contact Travis (03) 6394 8457

f TDY Motors



Ivan Dean MLC

Your local Independent
Member for Windermere -
Legislative Council



*I am frequently in
the Hillwood and
Dilston areas and
happy to catch up
should I be able to
assist with any
issues.*

Phone: 03 6324 2005

Mobile: 0417 364 375

Email: ivan.dean@parliament.tas.gov.au

Henty House
One Civic Square
Launceston TAS 7250

First Home Owner Grant

The \$20 000 grant for eligible first home owners who are building or buying a brand new home, has now been extended to 30 June 2020

(The extension is subject to the passage of legislation through the Parliament.) The grant is open to eligible first home owners for the purchase or building of a new home.

Also offering a 50% concession on property transfer duty for first home buyers of established homes if your property value is \$400 000 or lower.

Duty concession for pensioners downsizing to another home is extended to 30 June 2020

(The extension is subject to the gazetting of a Ministerial Order.) This offers a 50% property transfer duty concession to eligible pensioners who sell their existing home & downsize to a new home valued at \$400 000 (or lower) within the buying period of 10th February 2018 to 30th June 2020.

With the recent bank rate cut, mortgages are at the cheapest rate in the last 100 years. This aims to ignite an interest in the housing market that seems to have fallen into a slump on the mainland with another rates cut to come.

In Tasmania there is still strong buyer interest & demand for properties. Within the CBD areas, record high prices are still being achieved. Rural areas are starting to see the market as a bit slower. Overall, Tasmania's economy is now growing strongly due to mainland buyers purchasing here at a cheaper price than elsewhere in the country coupled with a lovely cooler climate, & a strong tourism sector. Rental yields are still higher than many other states of Australia with the income being in excess of 5% in many cases.



If you are thinking of selling or would just like a price in today's market- give Sharon Fahey a call on 0409 188 249 or email Sharon.fahey@elders.com.au



58 Elizabeth Street, Launceston

Community Contacts

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Dilston Fire Brigade

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Hillwood Fire Brigade

Elaine Burns 0417 540 665

Windermere Cafe

6328 1303

Dilston Hall

Lizzie Benstead: 0409 974 508

St Matthias Church

June: 0411 567 029

Jenny:0447 924 146

Playgroup

Amy: 0413 394 523

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Kerri: 0407 447 344

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