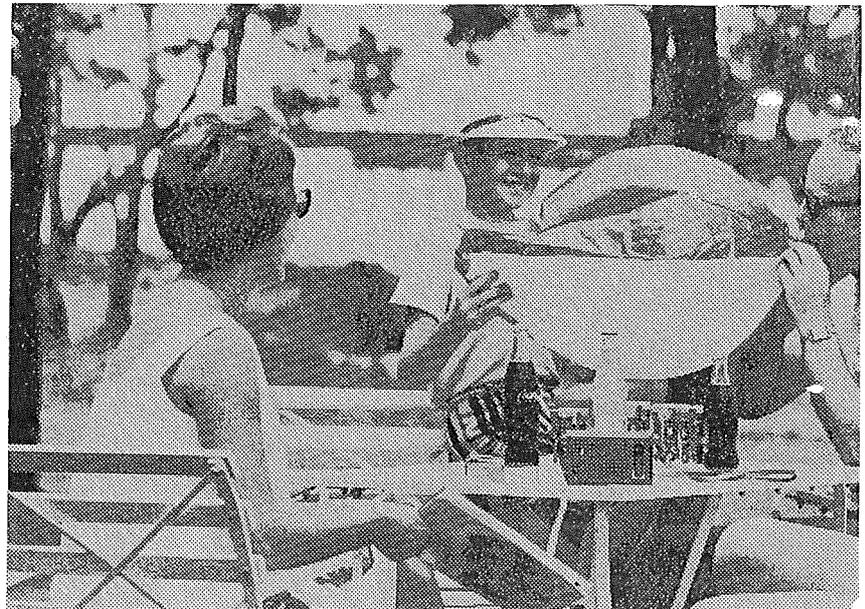
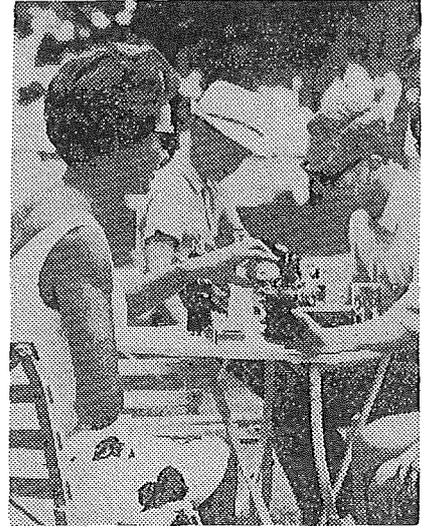




BRIBIE TODAY

Good news for golfers • Game fishing goes to meet the fish • On making money • Homebuilding finance made easier?





Bribie . . . new way

Today, the cars pour across the bridge from the mainland, manned by eager-eyed passengers fresh from a 45-minute drive from Brisbane along magnificent highways.

Cruisers anchor in the Pumicestone Passage. Ski-boats skim along the sheltered waterways. Workmanlike fishing rigs buzz their way steadily to favourite fishing spots close at hand.

Thousands of children play on the golden beaches. Nature lovers stalk through the bush along quiet tracks that give a glimpse of emus, wallabies, birds galore, and wild-flowers in a thousand colours.

Retired couples doze in the sun. Family men relax. Golf club enthusiasts go to watch progress on the construction of the championship golf course.

On the ocean beach, five minutes drive from the bridge, straight across the island, the jet-set ride their boards in the ocean surf. More timid folk paddle, swim, and sunbake.

Fishing enthusiasts tote their catch along the Esplanade. Couples cruise round in cars, inspecting the various estates, choosing the site for a house that will be a base for family enjoyment through the years to come.

Here is the luxury motel, there is the French restaurant. Here are the modern houses and beautifully sited land, yours for £600 deposit. This is where the boat harbour and Marina will be.

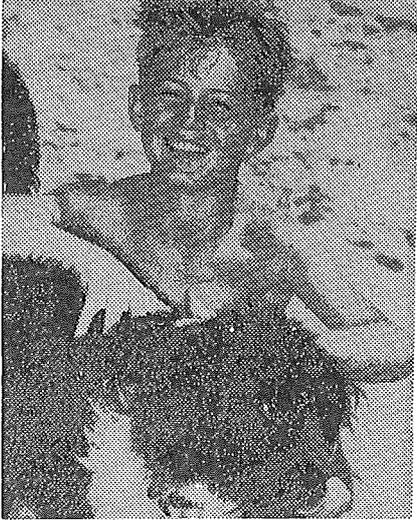
That is where the road will be continued 17 miles right to the northernmost tip of the lovely isle.

Across the Pumicestone Passage is the Sunshine Coast, paralleling the western shoreline, scene of millions of pounds of development for a hundred miles from Brisbane to Noosa.

Over there, across Deception Bay, is the Redcliffe Peninsula. Seaward, that's Moreton Island, and the teeming fishing-grounds of the deep-sea fisherman.

That is the Bribie scene as more and more people are discovering that sunlit Bribie Island is not so much an island as a whole, wonderful new way of life.

Seven years ago, it was different. A landing-barge ferry was the sole means of communication between the mainland and the island's handful of inhabitants. A select band



of life for thousands!

of fishermen knew the island intimately. The old "Koopa" steamship called at intervals, then was sold to an Asian buyer. Roads were few. Amenities were small. It was beautiful. That was all.

Then, in 1959, it changed. The Brisbane development firm of Ross McCowan Pty. Ltd., recognised the island's potential. It was close to Brisbane. It had everything. But it needed developing.

Co-operation from the Caboolture Shire Council was outstanding. The Queensland Government supported the venture with massive works. Water supply was augmented at a cost of £142,000. The P.M.G. installed new radio telephone equipment at a cost of £82,000. Wide highways replaced the

unpaved dirt access roads on the mainland approach. The ferry passed into history. Then in March, 1963 a graceful, £350,000 pre-stressed concrete bridge spanned the blue waters of the Pumicestone Passage. The gateway to Bribie Island was opened.

People came from everywhere. Few failed to be impressed by the amazing progress that £1,000,000 of development money had wrought.

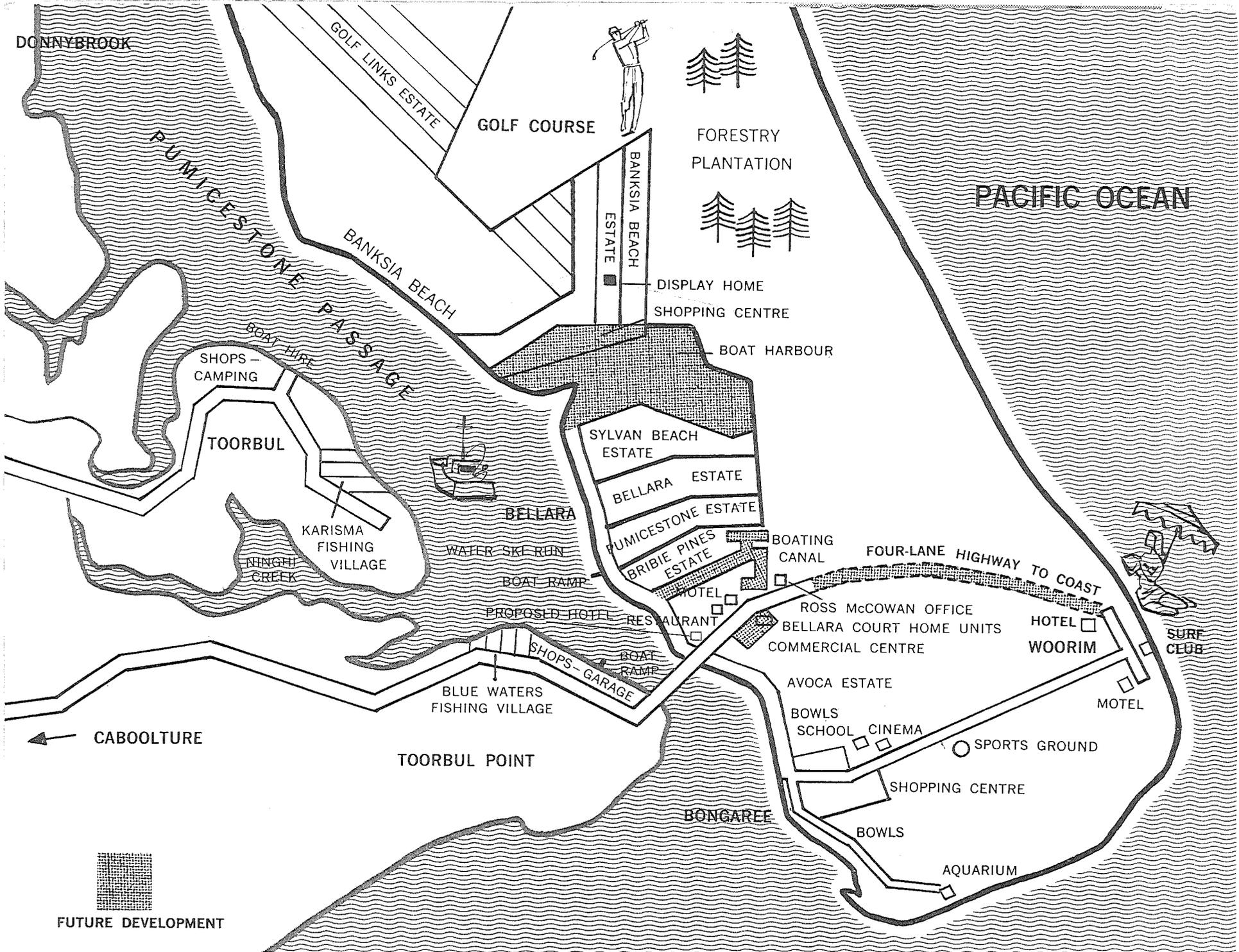
This was a place to live, a place to retire in. This was the place to spend holidays, weekends all year round. This was the place for youngsters, for young men and girls, for family folk. Here was something for everyone... and it was good.

That is what happened. It is amazing. So are a lot of things in Queensland.

Currently, £500,000,000 of development works are raising Queensland's industrial might to new, incredible levels. People have to play. People have to relax. People must have somewhere to live, somewhere to invest, somewhere to be quiet, peaceful, away from work and worry. People matter a great deal. Something just had to happen to Bribie.

And it has.

With all its beauty and its vast scope for enjoyment, the surf beach and still-water holiday resort that's closest to the Queensland capital, has come into its own.



DONNYBROOK

GOLF LINKS ESTATE

GOLF COURSE

FORESTRY PLANTATION

BANKSIA BEACH

DISPLAY HOME
SHOPPING CENTRE

PACIFIC OCEAN

PUMICESTONE PASSAGE

BANKSIA BEACH

BOAT HARBOUR

SHOPS - CAMPING

TOORBUL

BOAT HIRE

KARISMA FISHING VILLAGE

NINGHI CREEK

WATER SKI RUN

BELLARA

BOAT RAMP

SYLVAN BEACH ESTATE

BELLARA ESTATE

PUMICESTONE ESTATE

BRIBIE PINES ESTATE

BOATING CANAL

FOUR-LANE HIGHWAY TO COAST

HOTEL

ROSS McCOWAN OFFICE
BELLARA COURT HOME UNITS
COMMERCIAL CENTRE

HOTEL WOORIM

SURF CLUB

RESTAURANT

BOAT RAMP

PROPOSED HOTEL

SHOPS - GARAGE

BLUE WATERS FISHING VILLAGE

CABOOLTURE

TOORBUL POINT

AVOCA ESTATE

BOWLS SCHOOL
CINEMA

SPORTS GROUND

MOTEL

BONGAREE

SHOPPING CENTRE

BOWLS

AQUARIUM


FUTURE DEVELOPMENT

Where is Bribie Island?

Bribie Island is 38 miles north of Brisbane, the closest surf beach and still water holiday resort to the Queensland capital. 17 miles long and relatively narrow, the island has an area of 59 square miles and is washed by the Pacific Ocean on its eastern shores, and edged by the tranquil waters of Deception Bay and the picturesque Pumicestone Passage on the west. A pre-stressed con-

crete bridge, opened in 1963, connects the island to the mainland. Driving time from Brisbane suburbs averages 45 minutes. Since the bridge was opened, staggering progress has been made in the development of the island as a residential, holiday, investment, and tourist centre. Brisbane developer, Ross McCowan Pty. Ltd., has been a pioneer in promoting the progress of the island, and

has contributed more than £200,000 for roadworks alone of the estimated £1,000,000 already spent on basic preparation in the continuing expansion of the island's amenities. Present indications, and Queensland Government spending, point to a tremendous future for the beautiful island, close to the city of Brisbane in a State whose potential is increasing at a rate which is outstanding in Australia.

Jewel of the Sunshine Coast

Bribie Island lies almost in the centre of a 100-mile sweep of coastal development stretching North from Brisbane to Noosa.

In the last ten years this entire area has seen major development, and is strongly promoted by tourist agencies under the name of The Sunshine Coast. Major project has been the linking up of the coastal townships by a new, panoramic coastal highway.

The situation for Bribie Island could hardly be better. Already, construction is completed on the Kallangur-Burpengary section. The new Caboolture bypass section is now under construction. The coastal section from Caloundra to Mooloolaba is open for traffic.

All these scenic highways will link up with the completed

Toorbul Point highway to Bribie, and, eventually, with the projected North to South highway running the length of Bribie Island, with a second bridge at the Northern end.

Virtually, construction of the coastal highways has opened up and will continue to open up entire new areas for development.

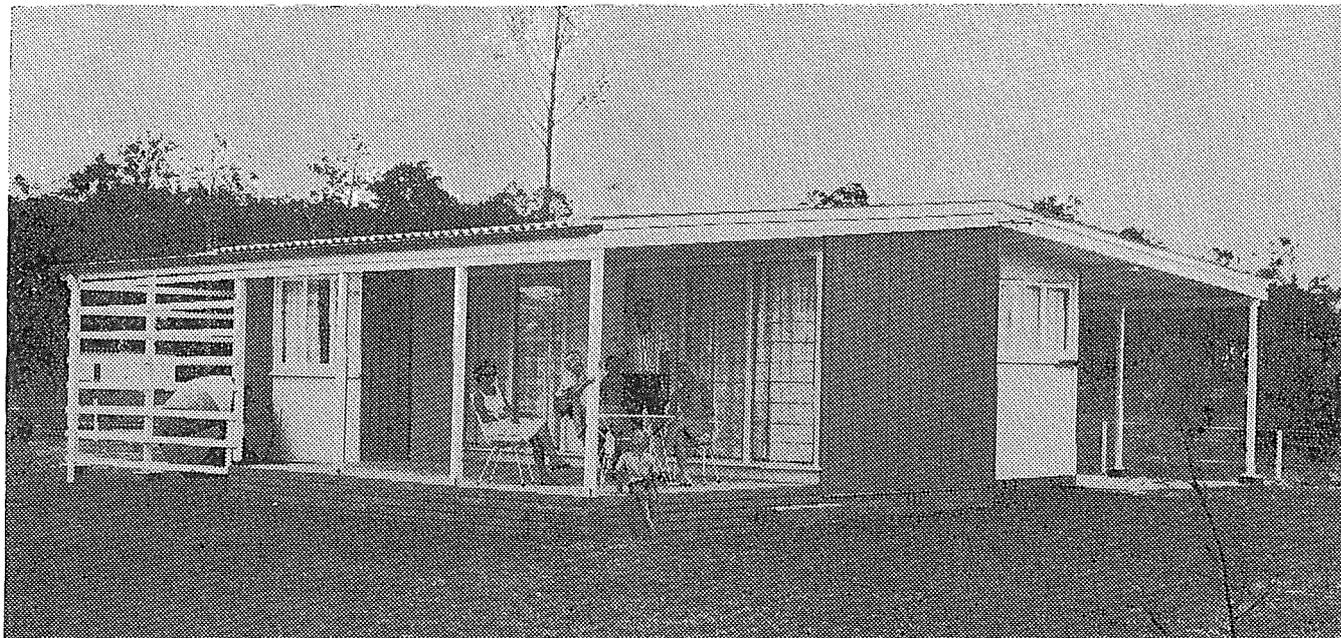
Due to its location, the very focus of this development will be Bribie Island... jewel of the Sunshine Coast, itself the subject of the most intensive development ever known in the whole of the North Coast area. Already, it's partly true. Soon, it will be a fact: on the Sunshine Coast, all roads lead to Bribie Island, pace-setter in a coastal area of multi-million pound development.

HOW DID BRIBIE GET ITS NAME ?

Bribie gets its name from a convict in the early days with a bright personality, who made a remunerative hobby of weaving baskets out of rushes. He was known through the Moreton Bay Settlement as "Bribie the basketmaker".

He fell in love with a Joondobarrie lubra and followed her to the island, where he lived as a member of her tribe.

The island became "Bribie's island", then "Bribie Island". Incidentally, the Joondobarrie tribe were cannibals, but apparently there was something about "Bribie the basketmaker". At any rate, he lived out his life in peace and never once was served for dinner.



Beautiful homes are springing up on a half dozen lovely estates

Sylvan Estate, Bellara Estate, Pumicestone Estate, Bribie Pines, Banksia Beach, Golf Links Estate... these are some of the estate names, each one conjuring up a picture of its own special attractions.

Typically, all are minutes only from the sheltered waters of Bribie Island. Trim week-ends (architect designed), smart modern homes, compact houses for retired people... they're springing up everywhere, blending into the rich, natural setting of Bribie, protected, sheltered, uncrowded.

Now, home units will front the main road from the bridge, next to the luxury motel and the French restaurant. Close by is the site of the Boat Marina, the shops.

Some homes are for individual owners' sole use. Some are for investment. Some are for both.

A special plan by Ross McCowan enables investors to become the owner of a house and land for £600 deposit. That's not all. Assured lettings can be arranged to offset house repayments. Everything is taken care of. Owners enjoy all the advantages of having their property managed for them, rents collected, maintenance supervised, and have an investment which can hardly be bettered for the very small outlay involved.

Excellent organisation makes such a plan possible. Small wonder that so many people with an eye on both present

and future, are making a modest investment in Bribie's fast-unfolding potential.

For those who are interested, enquiries can be made from Ross McCowan Pty. Ltd., 90-92 Queen Street, Brisbane.

HOMES FOR £2,600

Architect-designed homes in ideal positions, range in price from £2,600 to £2,900. For £2,600, the home has two bedrooms, kitchen, laundry, lounge, and a carport cum patio.

Total area of such a house is 10.4 squares. The homes are specially designed for seaside location, and appearance and workmanship are to the excellent standards required. Planned interiors cater for both holiday or permanent living.

LETTING CAN BE PROFITABLE

There is heavy demand for accommodation on Bribie Island, and this is likely to grow as more and more people flock to the island.

Terms on our typical £2,600 house are 20% deposit on the house, with the land as deposit, and 15 years to pay at 8% reducible interest on yearly rests.

The following are the established rentals at the present time for equivalent value houses on Bribie Island.

- (a) Off-season periods £7 7 0
- (b) School holidays—May and August £10 10 0
- (c) Easter holiday period £14 14 0
- (d) December 1-24 £15 15 0
- (e) December 25-January 31 .. £21 0 0
- (f) Off-season weekend £5 5 0

RETURN IS HIGH

Return on capital, with no use by the purchaser, could give the following results:

WEEKS	GUINEAS	TOTAL	
26	×	7	182
5	×	10	50
1	×	14	14
3	×	15	45
4	×	20	80
6	×	5	30
39 weeks			401 gns.
6 weekends			

This means a return of 16.4% gross on the outlay on a typical home on a budget-priced lot.

FINANCE IS EASY

A special arrangement with the National & General Insurance Co. enables the home and land in our example to be purchased over a 15 years period for weekly repayments as little as £5/9/6 for a £2,450 loan. The return from letting can, therefore, be used to purchase the entire property, and more, whilst at the same time creating a large and permanent asset.

Small wonder that home building is booming on Bribie, and land ownership is increasing by leaps and bounds! Land can be purchased from only 50 dollars (£25) deposit. Full details of the houses and land

referred to in the examples, quoted above, can be obtained from Ross McCowan Pty. Ltd., 90-92 Queen Street, Brisbane, who can arrange for purchase, finance, building, letting, and management if desired.

Good news for golfers



NEW GOLF COURSE

Soon, a full size 18-hole championship golf course will be added to the long list of Bribie's attractions.

A well-attended meeting held at the Carlton Hotel last October, set up a committee to guide the development of the new Bribie Island Golf Links.

Committee Members include: Mr. F. Huggett (Chairman), Mr. A. Wessells (Secretary), Mr. F. Unwin (Chairman of Caboolture Shire Council), Mr. T. Henderson, Mr. N. C. Tritton, and Mr. A. Simmons.

The land forming the links will be presented to the Club by Brisbane development company Ross McCowan Pty. Ltd. The company has authorised the expenditure of £10,000 for immediate development. Clearing of the fairways is already in hand.

The links should be in a playable condition within 18 months. Further land has been set aside for extension of the original 9 holes to a full size championship 18-hole links.

The original layout of the course was done by well known golf professional, Mr. Mick Stafford. The committee will engage the services of a professional golf course architect to guide the development.

The new links is only minutes from the Bribie Island bridge, and within a few hundred yards of the family attractions of Banksia Beach.

The new course adjoins the Golf Links Estate. Keen golfers step from their front porches straight on to the fairway! Marvellous idea for a holiday home. Sheer bliss throughout retirement. Something many Queensland and Interstate enthusiasts will think worth planning for.



Brisbane developers Ross McCowan Pty. Ltd. coined the phrase, and it stuck. As Managing Director Mr. Ross McCowan said: "Some special phrase was needed to describe the special atmosphere of Bribie Island, and the effect it has on everybody who goes there. It's hard to define exactly what 'that Bribie Island feeling' actually is. It's there all right, and it belongs to Bribie and Bribie alone. It is because it's so hard to define, that we originated the phrase.

that Bribie Island feeling!

I think the only way to find out what the 'feeling' is, is to actually go there. It is certainly a very enjoyable feeling."

That is it, exactly. It's hard to define. Partly, it means Bribie Island gives almost everyone the real sensation that every-day pressures are gone. The moment you cross the bridge, it seems a new world.

There's no rush. There's no worry. You can be as active as you like, or as relaxed as you like. You can be sophisticated. You can be close to nature. You can just be yourself.

It doesn't apply to any particular age-group. It can be gaiety. It can be exuberance. It can be utter restfulness and

peacefulness. You can be in the thick of things. Or you can "get away from it all". There's room to breathe. There's no parking problem. There's sunshine. There's sand. There's sea. There's an air of general happiness. There's an exciting, exotic quality about the place that only a sub-tropical, unspoiled, self-contained isle could ever possess.

Children love it. Younger set types like it. Adults appreciate it. Investors are delighted with it. It has something that everybody wants.

That's Bribie... birthplace of "that Bribie Island feeling!" Enjoy it... yes. Define it... impossible.

In 1799, "that Bribie Island feeling" was quite different!

Today, "that Bribie Island feeling" means all that's carefree and gay. In 1799, when Matthew Flinders landed on Bribie's southern tip, "that Bribie Island feeling" could be an aboriginal warrior's spear in one's back.

Fierce aborigines greeted Flinders and his men as they landed. Spears whistled through the air. Guns were fired. Casualties were suffered.

Flinders retreated to his boats. It was all so different from the warmth and friendliness of Bribie today.

As a matter of interest, Flinders was looking for the mouth of the Brisbane River. He probed the Pumicestone Passage between Bribie and the mainland. He found the Caboolture River. He suffered anxiety in the shallower waters of the area he called, in disappointment, Deception Bay.

He navigated the numerous sandbanks of Moreton Bay with great skill. He went almost to what is now Peel Island. He criss-crossed the bay. He failed to discover the Brisbane River.

Today, Skirmish Point marks the occasion of Flinders' land-

ing. The name was given to the landing spot by Flinders himself, although many historians believe that the description given by Flinders applies better to what is now South Point, at the entrance to the Pumicestone Passage, rather than to Skirmish Point, as we know it, on the ocean side.

However that may be, there's no question Flinders was there. Almost certainly he was the first white man to visit Bribie Island and had the distinction of being the first to experience "that Bribie Island feeling"... 1799-style, with a difference!

ON MAKING MONEY

FIVE IMPORTANT REAL ESTATE INVESTMENT POINTERS

Since the beginning of time, land has been the foundation of wealth and power. Ownership of land has given men dignity and prestige.

It is a permanent possession. It represents solid, visible worth. It is always exposed to an ever-increasing demand brought about by constant population growth and development.

It withstands the test of time. It survives economic setbacks and rockets to unprecedented values when industrial and population upsurge bring conditions of great buoyancy.

At the present time, Queensland is undergoing the greatest period of development in its history. Currently, over £500 million of industrial and related development is under way. Bauxite, oil, minerals, coal, chemical fertilisers, motor assembly, machinery manufacture of every kind ... all are witnessing investment and development to a huge extent at a rate that is attracting attention on a world-wide scale.

By 1981, it is predicted that Brisbane's present population alone, of 635,000, will have topped the magic million mark.

Small wonder, many people are thinking in terms of real estate investment, to cash in on the boom that's undoubtedly under way. For this reason, these pointers may be helpful to the would-be investor:

POINT No. 1. The secret of successful land investment is to buy property in an area which has some growth, but whose greatest progress lies immediately ahead.

Ascertain how much money has already been spent in the area. If it is substantial, your investment is likely to be a good one. If other people are backing the area, there's little chance of it failing to go ahead at the rate that you anticipate.

POINT No. 2. Hold on to your land, it will appreciate in value. The ability to hold on is the first requirement of successful land investment. Responsible companies stress that land isn't something you buy today to sell tomorrow, next week or next month. Buying at the right time, at the right price, then waiting for the inevitable increase in values, is the proven formula. Naturally, your judgment must be sound, and reinforced by similar opinions held by other investors like yourself.

POINT No. 3. Research in Australia and America shows that three out of four people buy land to live on—the other one buys for investment.

The odds in favour of an investor's resale profit are very good, because three out of four land owners are spend-

ing and creating unimproved values. By the same token, competition from other resales is only one-quarter of what might be imagined. Taking this principle even further, the investing landholder can assume that three out of four of future enquiries for his holding, will be buyers for personal use, attracted by his land, willing to pay his price, and unaffected by personal resale motives.

POINT No. 4. Make sure that the company you are dealing with is substantial, and is spending its own money on extra projects in the area, in addition to developing the area.

If the company itself is backing the project, with its own money, then you can be sure that you are making a sound choice, and your own investment is partnered by company investment on a scale beyond the reach of most private citizens. The success of your investment and the success of the company's investment, are related. You can buy with confidence.

POINT No. 5. Make sure that people can get to your investment easily by way of good highways and proper estate representation.

It is pointless to invest in distant and inaccessible land, because your resale enquiries will be proportionately reduced. It may well take far too long for development to "catch up" with your investment.

There they are: five points which lead to sound investment in land. In brief, always judge by the facts. Don't be swayed by emotion. If the facts say "yes", then go ahead. Good luck!

QUEENSLAND GOVERNMENT PROGRAMME IS EXTENSIVE!

The Queensland Government has initiated a programme of development for Bribie Island which is so great in its scope and so exciting in its concept, that even Brisbane people are apt to disbelieve the speed at which the new Bribie is being created.

Apart from the superb highway leading from Brisbane, and the scenic mainland coastal highways in various stages of construction, the Queensland Government Main Roads Department and the Caboolture Shire Council are at present transforming the Bribie Island road picture.

Construction of a four-lane highway on the island from the Bribie Bridge approaches is almost completed. This makes way for motel/hotel and home-unit development, and gives rapid access from the modern residential areas to the ocean beaches. The new Caboolture bypass highway to Bribie is due for completion in June, 1966, and it looks like standing room only for holidaymakers.

Government plans show that the four-lane highway from the Bribie bridge will eventually veer north, passing through the completely untouched wildlife sanctuary of the northern part of the island, thence crossing the Pumicestone Passage via a projected viaduct connecting up with the scenic coastal highway system at Golden Beach, Caloundra.

An expenditure of close to a quarter of a million pounds has already been spent on extending the water supply system, and establishing radio telephone equipment.

Electricity poles are being erected at a rate that rivals the tremendous pine forest plantings on the Island, being undertaken by Australian Paper Manufacturers Ltd.

Developers Ross McCowan Pty. Ltd., have worked in close co-operation with the Southern Electric Authority of Queensland to extend this essential facility to holiday homes on the island's modern

estates, including the new big development of the Banksia Beach Estate.

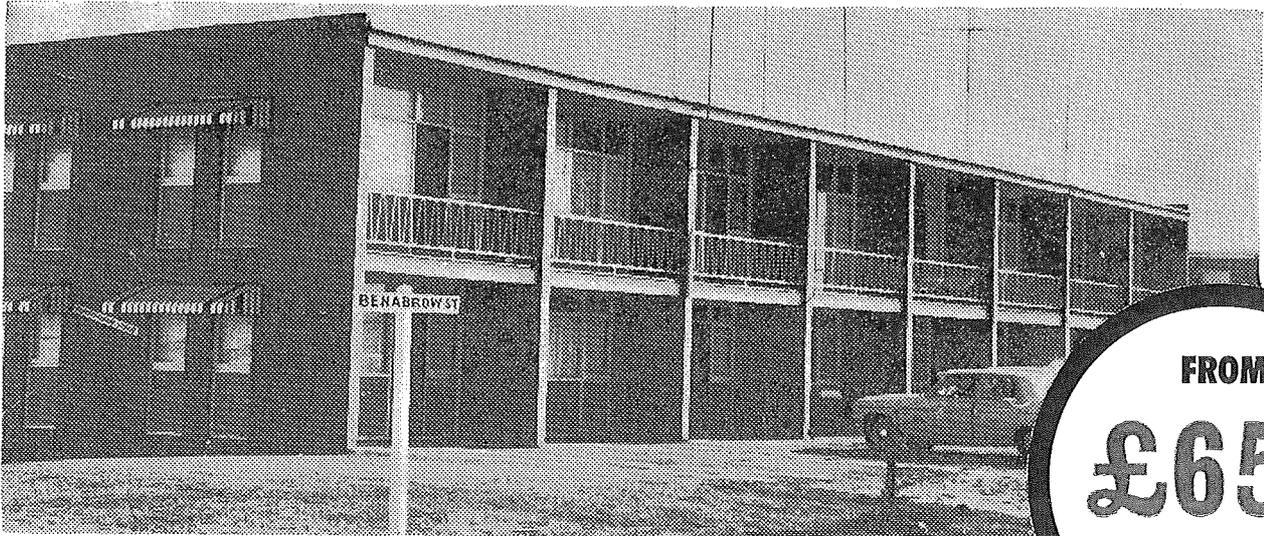
Probably never before has co-operation on the part of so many individuals resulted in such a spectacular achievement.

The driving force behind this result is the growing acceptance of Bribie Island as Brisbane's own Island in the Sun.

**\$1,000,000,000 of
development in
Queensland!**

In a report published on the 1st September last, the Premier of Queensland (Mr. Nicklin) was quoted as saying that the cost of the development works currently under way in the pansion of Queensland's industrial potential and productivity, totalled \$1,000,000,000.

It is probably no exaggeration to say that investment money, both from within Australia and from overseas, is literally pouring into Queensland.



FROM
£650
 DEPOSIT

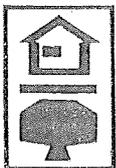
New Home units from £3,250 TERRIFIC BRIBIE INVESTMENT!

Bribie Island development is reaching a staggering level. Holiday accommodation at the resort is virtually unobtainable. Conditions simply could not be better for the introduction of Bellara Court home units. There is vacant possession, strata titles. They are located immediately at the end of the Bribie Island bridge, adjacent to the Bellara French restaurant, and the luxurious Bellara Motel . . . all within 45 minutes of Brisbane!

First-class construction of the home units includes cavity-brick structure, with solid brick

dividing walls. Upstairs, there are two bedrooms with polished timber floors and built-ins, a sundeck, and a luxury bathroom and toilet. Downstairs, equipment includes a three-plate electric cooker, a quick-recovery hot water system, and there are carports. The value is unbeatable!

If you wish, Ross McCowan will gladly arrange to manage the sole letting rights. Prices are from £3,250 to £4,200 (from only £650 deposit). Take this special opportunity for investment with high return. Obtain the full details now.



ROSS McCOWAN PTY. LTD.

90-92 QUEEN STREET, BRISBANE.

PHONE 2 1071

BRIBIE OFFICE: IMMEDIATELY AHEAD, NEXT MOTEL,
 AFTER YOU LEAVE THE BRIDGE

INSTANT ANSWER: TELEPHONE 2 1071 FOR 24 HOURS SERVICE,
 7 DAYS A WEEK

MEMBER R.E.I.Q.

INVESTMENT OPPORTUNITY OFFERS BIG REWARDS . . .

It has been said that the secret of successful land investment is to buy where growth has started, but where the greatest growth lies ahead.

Observing this definition makes it possible to buy confidently at low prices, then to watch the value grow.

There is little doubt that this is the position at the present time on Bribie Island. Investment money is flowing in, and opportunity is increasing with every day that passes.

In an interview, Mr. Ross McCowan, Managing Director of the Brisbane developers, Ross McCowan Pty. Ltd., said: "In 1959 we had to show investors plans and blueprints of where it was **intended** that everything would go. Today, it's a different matter. Anyone can see the evidence of what has happened . . . the roads, the shops, the power, the water, the beautiful homes, the crowds of people, the tourists, the new residents. Anyone can see what is in progress. Then they can see the blueprints and plans of what is to come, such as the full size of the Golf Links now under construction, the Marina,

the hotel, the scenic roads. It's not hard to see the investment potential of houses, home-units, shops, land . . . in fact, anything at all, as long as it's on Bribie Island. It's all happening right here, on Bribie Island, and this is the place to be."

Dramatic illustration of what can be done, is instanced by the Bellara Homes. In this case, investors can buy an architect-designed home and land in a picked position on the edge of the Golf Course and near Banksia Beach, and pay only £600 deposit.

From this point on, the firm of Ross McCowan will guarantee lettings, caretake the property, and make it possible for all further repayments to be made out of the annual revenue earned by the investment.

A similar position arises with home-units. Most of the problems associated with investment (particularly with absent ownership) simply do not arise because of the overall service which developers Ross McCowan Pty. Ltd., give to every investor.

Values are growing fast, and will continue to grow. Holiday accommodation is virtually impossible to obtain because demand greatly exceeds supply. Bribie Island has the ability to make money for anyone who invests soundly and with not too great a delay.

Overseas investors will be interested to know that funds can be taken out of Queensland, so that there is no restriction on receipt of earnings or of the cash assets available following resale.

Investors not familiar with land investment, can profitably note that resale of land by private persons at a profit, is regarded as capital gain, and the profit is not taxed. Land is one of the very few sound investment commodities available to investors on time payment. In other words, large sums of cash are not necessarily required.

Full details of the investment opportunities available, can be obtained from Ross McCowan Pty. Ltd., 90-92 Queen Street, Brisbane; 'phone 2 1071.



Home finance made easier?

A report states that the new Commonwealth Housing Loans Insurance Corporation will assist the attraction of more money to the house loan field.

It will do this by removing the risk of loss from housing loans, through the introduction of the new insurance plan. It is stated that the Corporation will insure a maximum of £8,500 for a single loan.

Approved classes of lenders under the insurance plan are banks, life insurance companies, building societies and co-operative housing societies, associations of building

societies, friendly societies, trustee companies, and mortgage management companies.

If the plan develops as hoped, this is good news for couples intending to build, especially those who are already qualifying for the Commonwealth £250 Housing Grant.

The new Corporation will insure the loans, which carry a maximum interest rate of 7¼ per cent., i.e., between the rates currently charged for housing loans by savings banks and building societies.

The Housing Minister (Mr. Bury) is reported as saying that the interest is attractive enough for all classes of approved lenders to give support to the scheme. It also is expected that some private investment will be attracted into housing.

The net result of the operations of the Commonwealth Housing Loans Insurance Corporation would seem to be that a much higher proportion of the cost of a home will be covered by advances than has been the case for some time past. Good news for home builders!

Wild life is protected . . .

Not everyone realises that Bribie Island is a wild-life sanctuary, complete with game-wardens to protect its colourful birds and animals.

It is a fact that Bribie's unspoilt bushland, beach and waterways

setting is the home for 'roos, wallabies, emus, bandicoots and thousands of native birds. Nature lovers cannot fail to see evidence of this teeming wild-life once the residential areas are 'round the corner'.





Capital appreciation on Bribie

Some typical examples of re-sales on Bribie Island show the rapid increase in values over the last few years.

For instance:—

1. Lot 14 Sylvan Beach Estate was sold for £900 on 11/6/1960. Four months later, on 10/10/1960, it was re-sold for £1,000. On 10/2/1964, it was again re-sold for £1,600: A CAPITAL APPRECIATION OF 77.8% in four years!
2. Lot 323 on Pumicestone Estate was sold for £1,350 on 2/7/1962, and re-sold for £1,500 on 24/3/1964.
3. Lot 6 on Sylvan Beach Estate was sold for £900 on 8/1/1960. On 27/2/1963 it was re-sold for £2,000: A PROFIT OF 102% IN THREE YEARS!
4. Banksia Beach Estate sales have shown an average increase of 17.4% in values in the 12-month period between June, 1964 and June, 1965.

These increases are typical, and can, of course, be verified. Many of the finest blocks on the island have had homes built on them, and therefore no re-sale figures are available.

BRIBIE DEVELOPMENTS

The continued planned development of the Bribie Pines, Bellara area, will soon result in the attractive yet physical separation of land function in this area.

An interesting feature of the canal development is the provision by the developing company of five acres of reclaimed area on the esplanade which

will be dedicated as park land for the additional enjoyment of holiday makers.

People fortunate enough to secure canal frontage allotments will be able to enjoy the privacy of their own beach and boating mooring, while adequate provision will be made for public launching ramps and anchorage for visitors.

This canal will be unique in Queensland in that boats leaving its shelter will have immediate access to Moreton Bay and the open sea.

Planning is also well advanced on the commercial centre to be established opposite the Motel. To the south of the highway, flats and home units are planned to give maximum convenience to the holiday makers which in turn will result in the

maximum return on invested capital for unit holders.

However, although exciting developments are planned for Bribie Pines Estate and the Bellara area generally, the Banksia Beach Estate is also being town planned and developed to cater for every holiday wish. The holiday maker on Banksia Beach will drive from the Bribie Bridge along an all-bitumen road to the estate—a bitumen road which in time to come, will extend as far north as Caloundra, to link with the northern coastal scenic highway extending as far north as Noosa.

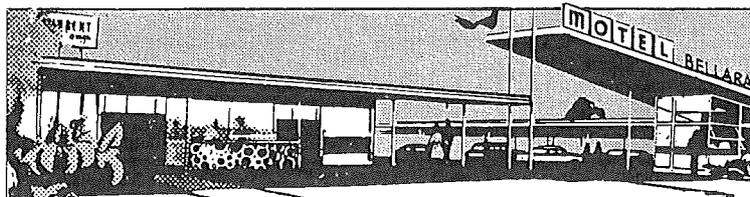
The Bribie Island Golf Club is at present establishing a nine-hole course on the Banksia Beach Estate with provision for a further nine holes to be built at a future date. The developers have planned the entire area situated between Dux Creek and Wrights Creek, and provision for canals discharging to both north and south of these waterways are already being planned.

Visitors to the island crossing the Bribie Bridge will drive along a four-lane highway through the commercial area of Bellara. This area will be cradled in the outstretched arm of a picturesque 150 ft. wide tidal boating waterway. Between the highway and the new canal, the Bellara Motel is already a well-known landmark on Bribie Island. Dependent upon the availability of an unrestricted licence it is planned to develop the Bellara Motel into a first-class hotel.

AT BRIBIE

stay at

BELLARA MOTEL (M.F.A.)



The Bellara Motel — just over the Bridge — is the last word in personal luxury. There are family suites — television in every room — and every conceivable luxury.

The swimming pool is conveniently placed with a full view from both the Motel, and the adjoining Licensed Restaurant.

Bellara Motel is under the management of Mrs. Allyson Hunter

formerly of Sandgate and previously associated with the Queensland Spastic Children's Centre, The Queensland Cruising Yacht Club and The Australian, American and Canadian Association. Phone Mrs. Hunter at Bribie 3 or your holiday bookings can be made through Ross McCowan's offices at 90 Queen Street, Brisbane.

To the north of the canal, stretches the residential area of Bellara, surrounding the commercial enterprises, but separated from them by this wide, man-made boating waterway.

In the final Main Roads planning for Bribie Island, access from the Bribie Bridge will be restricted and all traffic will be required to proceed to the

intersection of Benabrow Street and Eucalypt Street where divergence of traffic will occur. This will have the effect of creating an atmosphere of calm and safety on the esplanade and beach area, while allowing easy access to the shopping centres and hotel, and uninterrupted traffic flow to the various points of interest on Bribie.

MAIL THIS COUPON

To: **ROSS McCOWAN PTY. LTD.**

90-92 QUEEN STREET, BRISBANE

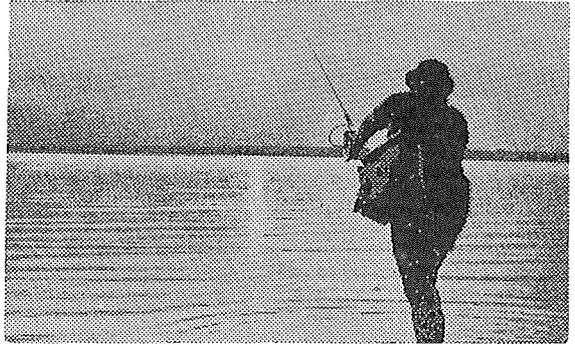
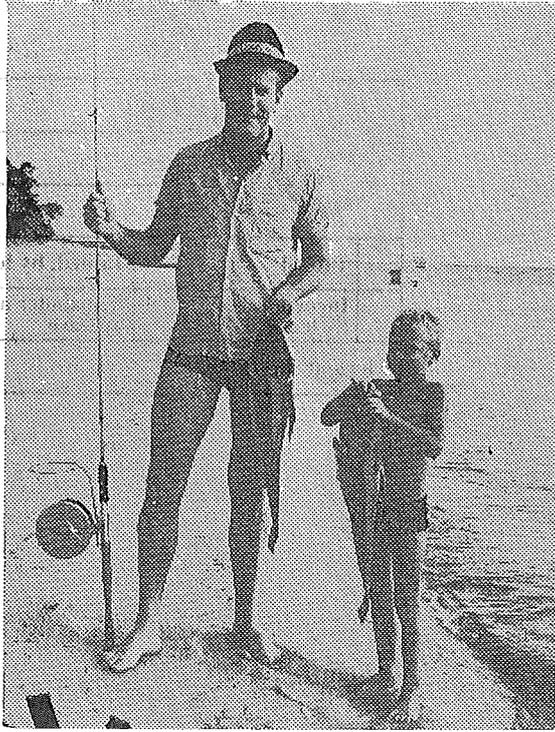
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LAND BRIBIE HOMES BRIBIE HOME UNITS

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A Paradise for fishermen!

Keen on beach fishing... estuary fishing... deep-sea fishing? Take your pick on Bribie Island!

Bream, Jewfish and squire abound in the sheltered waters of the 20 miles long Pumicestone Passage, between Bribie and the mainland.

Reef fish and flathead are caught at Cook's Rock, opposite the southern tip of the island. Jewfish and tailor are caught at night, under the bridge. In the main channel and elsewhere, trolling provides exciting sport, with tailor as the target.

Whiting and a huge variety of fish, are in numbers on the famous Whitepatch, and cod lurk in the deep holes in the Passage.

The surf beach fishes well for dart, whiting, tailor and bream. 17 miles of ocean beach give

tremendous choice of locale! Not far away, in Deception Bay, school mackerel and sand crabs can fill the creel.

Game fishing goes to meet the fish

For the deep-sea fishermen, biggest news is the decision of the Moreton Bay Game Fish Club to establish a base on Bribie Island. Boats of quite small size can safely sail from Bribie and quickly reach the whole vast area abounding with game fish, as well as to the rich fishing spots in Moreton Bay.

Crossing bars can be very dangerous for smaller boats and the absence of bar waters from Bribie Island to the fishing grounds and reefs, makes Bribie an ideal venue for the club's activities.

It is anticipated that the first small boat competition will be held early in the new year when mackerel and yellowtail up to 35 lbs. are plentiful.

Hon. Secretary of the Queensland Game Fishing Association is Mr. T. H. W. Fanning. Readers who are interested in the new opportunity afforded, can obtain full information from Mr. Fanning, the Bellara Motel, Bribie Island, or the offices of Ross McCowan Pty. Ltd., 90-92 Queen Street, Brisbane.

Even without a boat, anywhere on Bribie is only a few minutes distant from a good place to fish. All you need is hook, bait and a line. Small wonder, with sunlit sand and sparkling water, every member of the family will try their hand. No need to be an expert!