



September 2026

From The President



What is the QCBC Board's Role?

There has been a lot of discussion within the Club (and probably further abroad) about some of the major topics we have been exploring – especially around the project to explore a possible new location. The discussion around working closely with BBC towards a unified site has also generated much chatter in the Club. In that context, I think it is timely to reflect on the Board's purpose and responsibilities.

The Board's official role is corporate governance and includes significant responsibilities such as ensuring the Club is financially viable and that we meet a range of compliance requirements. Because we are a small organization, with only one part-time employee and a lot of wonderful volunteers, the Board members must participate in a range of management tasks e.g. monitoring day-to-day financial management.

One of the Board's most important responsibilities is to ask questions and explore options about the Club's future. We live in rapidly changing times, and the Board must work to future-proof the Club, for the benefit of members and the game of Bridge. If we are complacent and hope that everything will stay the same (which is very tempting sometimes) then we are not serving you, the membership, well.

The property project (see article by Sameer Pandya in this newsletter) is an example of the Board's work to maintain awareness and explore options. It is a slow-stream project - gathering information, building relationships with key stakeholders, monitoring Qld Government decisions, assessing our finances. We have developed criteria against which we can assess any future project including the property size, parking, access to public transport, suitability of location. If an option does not meet all these criteria, it will not be pursued. We have the significant responsibility of managing an important asset for the benefit of members and we are acutely conscious of this. This is why we are working slowly, methodically and carefully whilst anticipating change and attempting to deal with it in the best possible way.

One of the consequences of this kind of work is that we are raising uncomfortable issues. Most of us prefer things to stay the same and find uncertainty and change daunting. The Board must communicate and consult with you, whilst not flooding you with information. Perhaps the most difficult stage is when there is an idea, but it is too early to be able to be specific about the plan – indeed the plan needs to be developed with your input. It is a delicate balancing act. I am aware that there are a lot of questions in the Club now and not as many answers. The Board will ensure that there are meaningful ways for you to contribute and will keep providing information about what is happening. Thank you for your openness to listen to options and consider possibilities.

What is the future of the Woolloongabba site?

Sameer has given a comprehensive analysis of the property project in this newsletter. I am going to write a little about our beloved premises on Ipswich Road. The building serves our current needs very well. We have plenty of space and good carparking. We are close to public transport and in a central location. For many of the members, it works very well. So why on earth would we think about moving?

One of our options is to stay just where we are. If that turns out to be the best option, then that is what will happen.

However, there are changes in the area that may affect the amenity of the Club. These are issues which may become very significant.

Building noise and related disturbance

With the Priority Development Area zoning, it is very clear that the State Government wants to see extensive development in this area, especially for housing. The block of land next door to us, currently owned by Department of Transport and Main Roads (TMR), is a prime redevelopment site. We know that TMR does not intend to use the site as a public transport depot anymore. We understand that Get Parked has left the site because there is a due diligence process underway by a developer. It will take some time for any developer to finalize plans, secure finance, secure builders so this is not an immediate threat. However, once the building work commences for a high-rise building (maybe 30 storeys), it may be loud and disruptive. Traffic may be diverted and disrupted.

Rates and other costs

QCBC is making a small profit or a small loss each year. This is a good result for us but not one we can take for granted. One of the greatest pressure points in our budget is the rates, which have increased rapidly over the past several years. As the area becomes higher density, it is likely that the rates will increase even more. This is a significant cost pressure, especially when combined with rapidly rising insurance costs. Many of you are aware that the electronic sign out the front is an important revenue source and, without it, the Club would be less financially viable.

Parking

Bridge clubs have a very large appetite for car parking and QCBC has been very fortunate to have good access to carparking not only in our own property but also in the neighbouring property. As the neighbouring developments take off, there may be reduced availability and more competition for the available parking. Maybe we can make it work by getting volunteers to work in the carpark guiding players to park more efficiently and tolerating longer delays at the end of play as the carparks empty. Equally, it would be challenging to find a new site with better parking options. There is no simple solution to this problem.

Could our land be resumed?

I know that there has been a lot of discussion about this topic amongst members - sometimes quite passionate discussion. It is not the driving force behind the decision to explore property options, but it is another consideration. QCBC had a

previous experience of a resumption notice when the freeway was in the planning stages. In the end, the planners changed the route and QCBC lived on at Ipswich Road. Could it happen again? This is a live discussion with differing opinions expressed by state politicians right now. Our responsibility is not to determine which side is right because we can't control that. It is to ensure that, if we ever receive another compulsory resumption order, we are prepared. If you speak to people who were on the Board at the time of the last resumption order, you will find that it was a very challenging time that they would not like to revisit.

So, what is the future of this location? I'm not sure but the Board is working hard to prepare us for all contingencies.

Hello MyABF, thank you Pianola

I am delighted to report that we have done enough work on MyABF for it to become our key member communication platform. Chris Newbery and Mike Le Voi have undertaken most of this work and I thank them both. The work is not complete so we will continue to ask some of you for more information, but we can now commence sending member communications from MyABF and cease using Pianola for this purpose. For those of you who have paid for Pianola and get value from the results analysis, we will continue to use Pianola until next March when the current subscription expires. After that, you will continue to have access to the results options on the QCBC website and on MyABF. It is not viable for us to maintain Pianola as an additional membership database just for the results function, but I do realize that some of you have enjoyed this option and will miss it.

I have had a few enquiries recently about the safety of your personal information on MyABF. The system is well designed and meets all relevant security standards. At QCBC, the Board will prepare a privacy policy and review our current practices to ensure that your data is secure and well-protected. The best-designed system is still only as good as the local safety practices and that is our responsibility

Interested in being a tournament organiser?

We recently completed a set of guidelines and resources for tournament organisers (congress convenors). Toni Bardon, Charles Page, Debbie Carroll and I worked on this with input from Jan Peach and Chris Newbery. I hope we have put together something practical and helpful. The goal is that we have a different organiser for each congress/competition so that no-one is burdened with too much work and we share the load. Toni

has done this work for us for a very long time on a voluntary basis, but she cannot keep it going. The ideal organiser is practical and reasonably organised. They do not need to have a technical knowledge of Bridge competitions. We are looking for at least 3 people. Speak to Toni if you want to know more – and, if you can give it some thought, thank you.

QCBC Tips on Bridge Etiquette and Bridge Protocol.

When you learn bridge, it can be quite overwhelming to work out all the procedures and processes at the Bridge table. When do you call the director? Why do you have to put the opening lead face down? What is the right way to use the bidding box? And so much more.

We have developed a useful guide for all players but especially for newer players. The QCBC Tips on Bridge Etiquette and Bridge Protocol do not replace the Laws of Bridge but try to highlight key issues to demystify the game and to promote good behaviour at the bridge table. You'll find them in the Documents section of the website and on the notice board. If you have a read, you might even learn something new.

Annette Hogan

Report from Toni



New Members

Jane Sexton	Rebeca Lambers
Mark Borrill	Deborah Cash
Katherine Kennedy	Jock Kennedy
Ronald Swanick	Jacinta Walker
Toni Reid	Trish Wright
Peter Robinson	Pamela Deakin
Fran Alt	Subhas Padhy

Deaths

Ian Argent

Fran Bensted

Pat Noad

Barbara Mackay

Library

Sue Green is our Librarian and is doing a wonderful job. Thank you, Sue, for all your efforts.

Sue has renumbered and tidied up all the books.

Sue ordered the books below and all are covered and in the library:

- Twelve important bridge lessons: on declarer play. 2023 David Bird
- Twelve important bridge lessons: on defense. 2023 David Bird
- How to count a bridge hand. Edited by Pamela and Matthew Granovetter. 2024 Eddie Cantar
- 25 bridge conventions you should know. 2nd ed, revised and updated. 2022 Barbara Seagram & Marc Smith
- Playing and defending slams. 2026 David Bird
- Be a difficult bridge opponent. 2025 David Bird and Marc Smith
- Be a difficult matchpoint opponent. 2025 David Bird and Marc Smith
- The fundamentals of bridge. 2025 Will Jenner-O'Shea
- Sublime declarer play: after the contested auction. 2023 Nick Smith
- 100 bridge tips for club players. 2025 Rakesh Kumar
- 20 bridge techniques. 2025 Patrick O'Connor
- Improve your slam bidding. 2026 Marc Smith

If you would you like a name badge or a bidding box, you can order from the office. Bidding boxes are \$15 each and badges \$10.

Toni Bardon

Maintenance

After a hectic period of construction, maintenance is mostly routine with the air conditioning being recently serviced.

It has been a long time coming and we thought agreement had been reached to replace the retaining wall and fence on the train side of the rear car park. The neighbour's front fence and part of the right fence have been completed, unfortunately no progress on the part we need most – back to negotiating an exasperating situation!

The rear ramp/stair access is now a permanent fixture, and it is increasingly difficult to remember a time when, this much safer entry way, wasn't there.

The new fence on the Jaycar side of the car park was recently completed and is being used by some drivers as a gentle stop point – please try not to do this. We are going to have to go to the expense of installing bump stops.

The new cleaning and gardening contracts are bedded down, and the results are positive. Of course, if there are any comments/suggestions, please contact Toni or me.

Peter Lang

Introducing Normand Maclaurin



Several club members have recommended that I should profile our club's Grand Masters. Normand's name came up a few times; so, I decided to start with him (because I thought he might be an easy one to begin with). Little did I know that he is a quiet and unassuming man and that made my task quite challenging.

Normand was born and grew up in Sydney. He attended Cranbrook School where we did well in Mathematics and English. It was at Cranbrook that one of the teachers introduced young Normand to Chess. When he moved onto Sydney University, to study an arts degree, he joined the University's Chess Team. That was a great environment for honing his Chess skills. The team travelled to other universities for competitions. In one of his years the Sydney University, his team, was victorious overall.

Normand met his wife-to-be, Anne at a family wedding. Incidentally, Anne's sister is married to Normand's brother. During their courtship, the young couple visited Anne's family cattle farm in the Upper Hunter Valley. Normand and Anne bought that farm and lived there for 25 years. Normand took on responsibility for

managing the farm but found it was not too time-consuming. So, concurrently he invested in and managed commercial real estate in various parts of New South Wales. He had by this stage studied economics and found that he was quite successful at investing.

During the 25 years on the farm, Anne and Normand had five children. In order: Colin, now aged 45, Helen 44, James 42, Robert (sadly died aged 7 in 1993), and William aged 40. They have five grandchildren; two by James, and three by William. James and his family live in the USA. Normand and Anne visited them recently. William lives in New Zealand with his family. Helen and Colin both live in Brisbane.

In the early years of being a farmer Normand took up our marvellous game - at the Scone Bridge club. At the beginning of his Bridge career, he had a lot of support from the women in that club. He improved his game in several ways but most important was reading Bridge books. I asked him which authors had the most influence on his game- "Ron Klinger and Paul Marston", he replied.

Over time Normand developed his skills and built up his masterpoints; red, green and gold! He attained Grand Master Status in his 60s. The highlight of his Bridge career, he told me, was winning the QCBC president's cup in 2015 with Paul Collins as partner. He has also enjoyed many very pleasant Bridge successes with Anne and other partners.

"What advice do you give to improving players"? I enquired. "It is best to play with someone roughly your own strength, he continued, with each partner doing their own thinking. Stronger players are usually keen to offer advice - and that is great if you ask but not good in a partnership" he said. "I think it is better not to play complex bidding systems. Too many gadgets can lead to confusion. It is important to get the basics right first. Overall, "reading books was the best way to improve one's game" Normand said.

Kathleen Fahy

PROMOTIONS

GRADUATE

Cash, Deborah	O'Connor, Patricia
Woodhead, Anne	Yun, Monique
Richardson, Julie	

CLUB

Baigent, Erika-Jane	Gupta, Anurag
Moore, Alan	

LOCAL

Johnston, Karen Wheelwright, Gail
Birchall, Gerri Hanrahan, Margaret
Van Geest, Kathy

BRONZE LOCAL

Barakin, Valeri Pohle, Chris

SILVER LOCAL

Jensen, Christine Ward, Rowan
Webster-Mannison, Marci

REGIONAL

Page-Hanify, Matthew

BRONZE REGIONAL

Carter, Martin

STATE

Byrne, Simon Oprysa, Anna

BRONZE STATE

Worner, Donald

NATIONAL

Brazier, Robyn Lee, Jacinta

BRONZE LIFE

McGowan, Jenny

SILVER LIFE

Brewis, Vanessa Gaskill, Deanne

Property Workgroup Report



Protecting the Club's Future

The QCBC Board is undertaking a strategic review of the Club's property to ensure that QCBC remains financially strong, sustainable and well positioned for the future. The purpose of this work is to understand our options and ensure that, if an opportunity arises, we can bring forward recommendations for our members. This is a byproduct of the Board ongoing role of carefully assessing financial, planning, taxation, operational and member-impact considerations.

Why are we looking at this now?

QCBC owns a significant property at 67 Ipswich Road, Woolloongabba, together with the adjoining car park. The surrounding area is undergoing substantial change through the Woolloongabba Priority Development Area (more information below). This creates both opportunities and potential challenges for the Club.

What is happening now?

The Property Team is:

- assessing remaining where we are and the risks/opportunities
- assessing alternative sites in the inner south and south-east that meets our needs (space, access to public transport, parking, etc.)
- examining potential expansion opportunities at the current site
- monitoring developments around the Woolloongabba site
- speaking with experienced property and development organisations to better the dynamics around Woolloongabba
- assessing the financial, planning, taxation and operational implications of the diverse options.

What happens next?

This is an exploration and evaluation process. The Board will continue to assess the options carefully and will keep members informed as the work progresses. No major change to the Club's property or location will be considered without appropriate consideration of the interests of our members and the future of QCBC. The most important stage of this consideration would be to get a mandate from members before proceeding.

Your input

The Board welcomes constructive ideas and suggestions from members as we consider how best to protect and strengthen QCBC for the long term. We are also contemplating running focus groups/information sessions.

Key considerations

Threats:

Low to Medium level with a broader development by a third party with an expanded real estate footprint which may impact our position.

Alternative properties:

Fit for purpose, capability and capacity are being reviewed.

Ongoing challenges:

- BCC annual rates are increasing – growth over 6 years in % (Ipswich Road 47.1% and Wilton Road 188.8% - Combined is 75%)

- External signage revenues are propping up QCBC (6 more years to run – with another 10-year mutual clause, albeit challenges exist)
- Building conformance costs increasing (e.g. Smoke alarm installation)
- Insurance renewals becoming more complex and premiums on the rise.

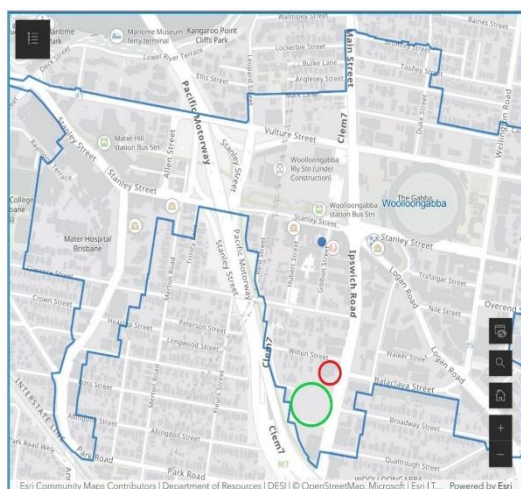
Assessment Options

Option	Club Continuity	Complexity
Do nothing	High	Low
Sell freehold	None	Low
Mixed-use tower and club retained	High	High
Relocate club, develop site	High	Medium

The mixed-use tower with a retained club footprint is typically the most favoured outcome for organisations in this position, as it allows the club to monetise its land asset without ceasing to exist — and the PDA's active ground-floor requirements effectively incentivise developers to include it. However, it requires a sophisticated development partner and careful legal structuring. The NSW Bridge Association have just concluded such a transaction.

Impact of Economic Development Queensland

The Woolloongabba Priority Development Area (“PDA”) Development Scheme was amended on 10 October 2025 and is now in effect and supersedes Brisbane City Council considerations. The PDA is designed to fast-track the delivery of over 16,000 homes for up to 24,000 Queenslanders over its lifespan. In the pictorial below, the red circle is our location, and the green one is the Department of Transport and Main Roads’ site.



Property Workgroup

The team comprises the following experienced personnel:

- Peter Lang (Engineer, Property Management)
- Charles Page (SMSF / Accounting)
- Annette Hogan (NFP Leadership, Aged care and national GP college stewardship)
- Dr John Rivers – QCBC member – (Vice Chair of the Mater Board)
- Sameer Pandya – Workgroup Leader (ICT Account Director & Organisational Change Consultant).

All team members have confirmed that they have no current conflict of interest. If a perceived conflict of interest arises each team member has undertaken to advise the President.

Please feel free to provide feedback, or volunteer involvement, to the following email address board.qcbc@outlook.com.

Sameer Pandya

Web Design Interim Report

The responsibility for developing a new, modern website crosses the IT Committee (Chaired by Mike Le Voi) and the Membership and Marketing Committee, which is chaired by me, Kathleen Fahy. This is an abbreviated report that was approved by the Board at the July meeting. Given the negotiations with Brisbane Bridge Club, it was decided that no further development work will be conducted while those matters are ongoing.

To summarise the work so far. We ruled out WIX as a platform because every company we talked to recommended WordPress - the industry standard. Word Press is more user friendly and cheaper to host on an ongoing basis. We also checked with Matthew Page-Hanify (marketing expert on our committee and a Board member). He concurs with WordPress as the best platform. Ray Ellaway and Lou Stanley (both on the IT committee) were invited for their involvement in this Website Redesign sub-committee. Neither has offered to join. Matthew will join once the work gets going again.

We explored 6 or so developers before deciding to recommend the company, Websites That Convert - owned and led by Michael Anastasiou <https://websitesthatconvert.com.au/>. As well as his IT background, he is also a marketing and SEO optimisation specialist. The underlying platform is WordPress. The ballpark figure is \$2900 for development and \$32 for ongoing web hosting. So, we will work with him

as we sort through the issues and challenges for our club to have a new website. This will take some time. When the Board gives us the go-ahead, we will forward Michael Anastasiou's quote and our Scope of Work proposal to the Board.

Current Domain Name

The current domain name for our club is owned by Peter Busch and allows us to use his site for members to see their results. We see this as valuable because his site has all our result history. He, and those he works with, are uniquely skilled in results capture, display, and storage. In addition, his site supports Team Events. MyABF does not support Team Events.

We examined 10 Bridge Websites in the USA and 6 in England, 10 in Australia and 3 in NZ. None were up to date with modern web design and functionality. The best we saw was Wellington Bridge Club: wellingtonbridge.co.nz, which has undergone professional Web redesign (very nice). Importantly, they have chosen to retain Peter Busch's site (which costs minimum dollars and is trustworthy and reliable).

By way of comparison; an Australian club that has undergone re-design is Sydney Bridge Centre, <https://sydneybridgecentre.com/>. In our opinion, their website is not very attractive. They have chosen to use Pianola for managing their results (among other matters). That means paying an ongoing subscription fee.

We are aware that ABF offers this service (less results for team events) but it is not yet well-established. So, we recommend that our results tab links to Peter Busch's site and to MyABF. We see us keeping the Peter Busch website by a click from our new website, so members can see their results as usual. There will be a link on the current results page to get back to our own new website.

New Site Name

We have purchased **qcbcbridge.com.au** as a domain name. We do not have to use it. What do the members think of such a name? We like it as it contains the letters "qcbc" and "bridge" 😊

We await feedback before proceeding.

Kathleen Fahy (Membership and Marketing)
and Mike Le Voi (IT)

QCBC Club Pairs 2026



Open Winners: Ralph Parker and Terry Strong



Open Second: Michelle Radke and Bronwyn Macleod



<100 MP Winners: Trish Wright and Peter Robinson



<100 MP Second: Sandra Lawrence and Anna Oprysa

QCBC Teams 2026



Open Teams Winners:

Charlie Howard, Kerry Wood, Nadya Tuxworth, Lech Kaszubski



<150 MP Winners:

Vina Shah, Naren Shah, Gayleen Trevaskis, Jim Pope

QCBC Graded Pairs 2026



<750 MP Winners:

Shanaal De Zoysa & Hema De Zoysa

Editor's Note

The President's Report and the report from the QCBC property sub-committee gives information for consideration.

There is currently much discussion and some confusion about potential changes to our club. With the approval of the President, we now invite letters to the editor on any topic of relevance to the club and its members. Letters should be fewer than 250 words. Respectful language is mandatory. The writer's name will normally be published but, at your request, the editor will withhold the publication of your name.

The editor reserves the right to shorten or reject any letter received. Where several letters, expressing the same ideas, are received only one or two will be selected for publication.

All letters will be forwarded to the Board for consideration and response. The aim is to publish a special edition of the Newsletter, before the October AGM, with the letters and the Board's responses.

Editor

Kathleen Fahy

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Email: kmfahy1@gmail.com

Contributions should be by email (preferred)