**Newstead Terraces News**

**June 2013**

**Welcome** to our newest residents at Newstead Terraces, U14 Claire and Mike, we all hope that you settle in soon and feel very at home with us here. We are not farewelling Pauline and Peter yet. They are moving into their son’s unit for the time being. Hope they are still around for the spring garden pruning!

You have all heard of our **break-ins** and the crime wave that swept through our little pocket of the world. Thank you all for your care and support and spirit of co-operation through this tough time. We door knocked and spoke to most residents on the ground floor on the night of the second break-in and let you know that the Committee was sending around our electrician to check that all the outside lights were working and make sure that any not working were. We have had no further incidents. Whether this is due to our being lit up like a Christmas tree for a few nights, or that they thieves had moved onto other building, who can say.

Events such as these cause us to **reflect on our security measures and practices**. May I please remind everyone that if you have visitors staying with you, that it might be a good idea to let me know at the very least, and if you can, bring them down to the office and introduce them. I will ask individuals I don’t recognise to identify where they are staying and ask a few questions to confirm that what they are saying adds up. That’s what I am here for, to keep the building secure. You are all to be commended on your vigilance over faulty locks and gates. Thank you for taking the effort to keep me informed.

**Tradesmen and staff visiting the complex** should just call into the office and identify themselves. Tradesmen in particular are required to log into a daily onsite contractors record, be inducted and show their credentials, so that the Body Corporate is compliant with the Work Place Health and Safety Regulations, and Queensland Fire Regulations. It doesn’t take long, and it is a Body Corporate Requirement. (please see note below)

**Landlords are also reminded that once they have let their property to a tenant, they are no longer allowed use of the common facilities**. You may not park in the visitor’s car park, swim in the pool or use the gym, BBQ and recreational facilities when you are non-resident. These facilities are for the enjoyment of your paying tenants. You may not be on the premises without an appointment with the onsite Manager.

On a lighter note, we have managed to have the **alterations completed on the storm water drainage** system outside U18. This should allow the ground to dry out and stop the seepage back into the car park. With some dry weather ahead, we should see a rapid improvement in this ugly drainage issue. The polycarbonate sheets were replaced in the courtyards of U08, 09 and 10 and look much fresher. We have finally (hopefully) got on top of the water issues that resulted from the heavy rains earlier in the year, including rectifying the drainage in the walkway past u04, 05 and 10.

I am making my way through the large deposit of **compost and mulch**. A few more weeks of wheel barrow loads and I will be done. The gardens where I have been are looking neat and tidy and very healthy. It has been worth the effort, and so rewarding to see the results.

The **water blasted walkways** look terrific. I see a few spots forming again, sadly, I believe to be from leaking rubbish bags on the way to the bins. May you please check to see if your bag is dripping and if it is, pop back and wipe up any spills before they get to seep into the tile. By the time I get there in the morning the tile is stained. Just a few seconds of your time, will help keep our beautiful complex looking smarter longer. A home we can all be proud of.

There will be some paperwork coming out from Archers Body Corporate Management about a **revised Foxtel Quote**. If you read the explanation in the paperwork, you will understand why we are needing to vote again on this matter. The point is that we do need to vote again, and it is very, very, important that you do return this paperwork. We are all busy people and it is very tempting to skim over a task and let it slip, but *without your vote the FOXTEL arrangements in this building are at risk of remaining very basic*. This you may think will not affect you as a non-resident, *but it will have an impact on the value of your property when it comes time for you to sell*. For landlords, the lack of FOXTEL IQ in the building is a real cost when trying to find new tenants. This is important. Please do not forgo your say on this matter.

Happy End of Financial Year. Joyful book keeping, and wishing you Prosperity for the new Financial Year.

Georgina

**Work Place Health and Safety Act 2011**

The following section of the WHS Act 2011 covers our duties in relation to work place health and safety.  The BC must ensure the health and safety of workers, and others, on site.  With signing in, this would be hugely beneficial in the event of a fire or other emergency requiring evacuation of the complex, as part of the evacuation procedure requires all persons to be accounted for.  If the management are not aware of the electrician doing work in Unit 3 for example, then they are not going to account for them.

With being properly licenced, insured etc, this is a duty of care in ensuring the safety of the contractor as well as others within the building.  Penalties in the event of an accident are huge for all concerned, so definitely not worth the risk.

**19 Primary duty of care**

(1) A person conducting a business or undertaking must ensure, so far as is reasonably practicable, the health and safety of—

(a) workers engaged, or caused to be engaged by the person; and

(b) workers whose activities in carrying out work are influenced or directed by the person;

while the workers are at work in the business or undertaking.

(2) A person conducting a business or undertaking must ensure, so far as is reasonably practicable, that the health and safety of other persons is not put at risk from work carried out as part of the conduct of the business or undertaking.

[s 19]

Work Health and Safety Act 2011

Part 2 Health and safety duties

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(3) Without limiting subsections (1) and (2), a person conducting a business or undertaking must ensure, so far as is reasonably practicable—

(a) the provision and maintenance of a work environment without risks to health and safety; and

(b) the provision and maintenance of safe plant and structures; and

(c) the provision and maintenance of safe systems of work;

and

(d) the safe use, handling and storage of plant, structures and substances; and

(e) the provision of adequate facilities for the welfare at work of workers in carrying out work for the business or undertaking, including ensuring access to those facilities; and

(f) the provision of any information, training, instruction or supervision that is necessary to protect all persons from risks to their health and safety arising from work carried out as part of the conduct of the business or undertaking;

and

(g) that the health of workers and the conditions at the workplace are monitored for the purpose of preventing illness or injury of workers arising from the conduct of the business or undertaking.