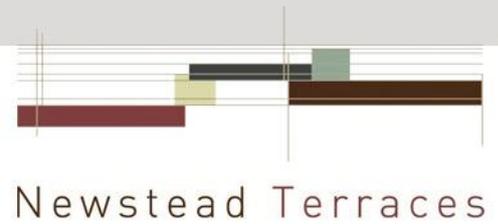


# Newstead Terraces News

## February 2017



Hi All,

I hope that Valentine's Day was kind to you. Our cleaner certainly had a special Valentine's day. He got married in Korea late Jan, and honeymooned in Paris... When you see him say Congratulations to Jinu!.



We have had a very constructive month this month, getting a lot of big maintenance tasks completed.

**THE DECKS** on Evelyn Street 3-7 have all had the pole plates replaced and rot removed from joists. Over the last ten years the common area decks were replaced in 2009 and they are again in need of replacement (not because of the pot plants) due to wear and tear and the extreme heat they are exposed to. As a project next year, we will have to replace the boards, but in anticipation the Committee have been working with our builder on sourcing a wood alternative for our large common area decks and the courtyard decks on the ground level apartments, and to find something that required a reduced maintenance budget. All the ground level apartment owners have been written to advising that they have an option to replace the decks with the original wood or go with an EKODECK product in a wide 138mm board in a colour called Greystone. There are various reasons why this product has been selected out of the many available on the market. After weighing up the pros and cons, warranty periods and speaking with the manufacturer, this is the one most suitable for our needs. It does get hot, but not much hotter than the current floor boards get in the summer sun. You needed shoes on the deck in Summer in the past and you will in the future.

In the process of repairing the rotten pole plates it was discovered that the extraction vent from the garage under the deck of unit 5 was also rotten, so a good opportunity to make a flashing cover to protect it from further water damage. U07 took advantage of the floor boards being up to replace the boards with the new approved EKODECK Greystone wide boards. The colour is a really good blend, the product easy to clean and very low maintenance costs.

The two lower decks in the pool area need urgent attention to the boards. The committee will be considering installing the EKODECK boards in those two smaller areas at the next committee meeting in March.

Air vent from garage under deck of U05 was rotted through on the top panel closest to the apartment. Rubber strips have been added to the joists to improve their weather resistance and longevity.



New EKODECK floor boards in 138mm wide colour Greystone being installed at U07. All ground floor apartments will have the option to install these boards as the original boards weather and need replacing.

Terraces

### **INTERCOM SYSTEM UPGRADE**

All owners were emailed with the details on the new intercom system install. Each lot owner needs to decide if they want an audio (\$155.50+GST = \$171.05) or a video handset (\$467.50 +GST = \$514.50) in their apartment and need to let Georgina know by Monday 6<sup>th</sup> March and pay for it by Monday 20<sup>th</sup> March. Handsets in the lot are the financial responsibility of the lot owner. The Body Corporate sinking fund pays for all the wiring and common area work. You may also need to budget for a bit of paint to touch up the wall. The stations is a different size to the one that is there at the moment. Don't forget to let Georgina know in time. The handsets have to be ordered and the system is being installed on the week commencing 27<sup>th</sup> March.

### **DECK WATER FEATURE REPAIRS**

You may not have noticed that our common area deck water feature had a panel come loose and tip in towards the centre of the feature. Our builder Greg Roberts did a great job of repairing and renovating the water feature. He was able to polish out the 11 years of calcium build up on the stone. Now the feature looks brand new. As we could not definitively place the blame for the panel movement on the construction team next door,(or several small children that regularly dance across the top of the feature), an agreement has been reached that they will pay half for the repair.

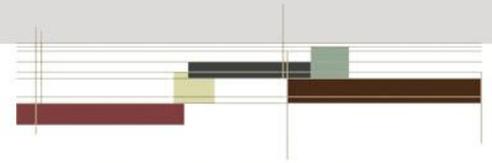
### **PAINT TOUCH UPS**

Our handyman team, Brian Jackson and his offsider Simon have been busy on the paint brushes touching up the varnish on the front entry seats and the BBQ furniture. The lift well walls down in the basement lobby have been touched up from the trolley scuff marks.

Reflections glass cleaners have been in and cleaned the glass at height in the front lobby as well.

### **GUTTER REPAIRS ON EVELYN STREET**

The Brisbane City Council replaced our old and warped guttering on Evelyn street with a new straight cement edge with a fall that allows the water to drain. Good bye smelly stagnant mosquito infested water.



## Newstead Terraces

### GARDEN RENOVATIONS AND IRRIGATION SYSTEM REPAIRS

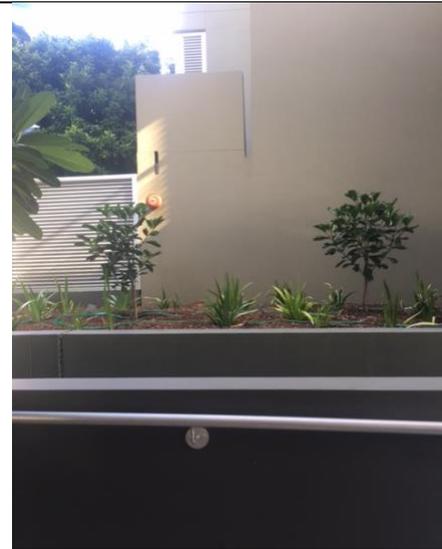
The Bamboo in the common area has now been removed and two magnificent Magnolia trees installed with a herb garden on the front boarder for residents to use.

The Red Cordylines have been removed from the front entrance garden and replaced with two Native Gardenia Trees under planted with walking iris.

To help our gardens thrive the committee has spent some money renovating the irrigation system. Now we just have to find a way to get the grass to thrive under the Leopard Trees!



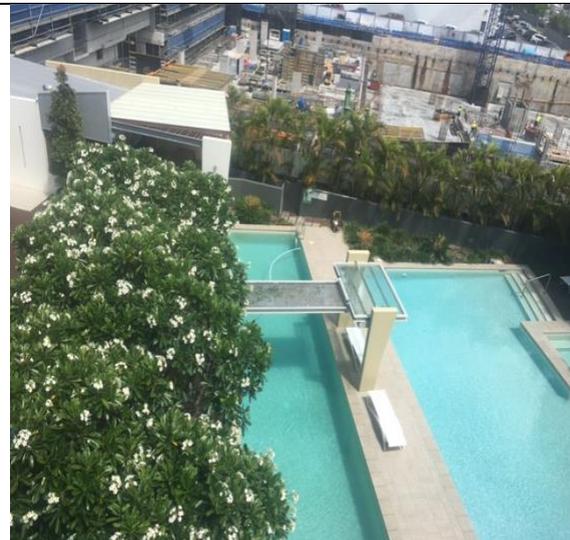
Common area Magnolia Garden



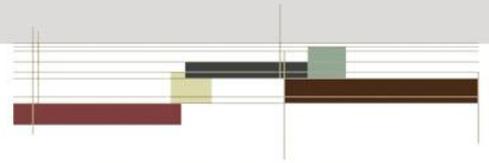
Front entry, new Native Gardenia and walking iris



Ground movement, not from construction but from lack of moisture in soil below building.



Couldn't resist a picture of the Frangipani, they are so beautiful and fragrant at this time of year.



## **GROUND MOVEMENT**

Please see above image of our front garden bed and my finger pointing to the movement between the two pieces of cement. This particular crack has opened up by 10mm in the last 4 months. This is NOT due to the construction next door. We do have building movement damage that has been caused by the construction, but the Newstead Terrace side and Evelyn Street side are due to low rainfall for the last few years and our trees maturing and sucking the moisture out of the ground.

Newstead Terraces is not alone in experiencing this phenomenon. Mariners Reach are also suffering with ground movement at the Newstead House end of the street up to 30 CM. All the buildings in the street are suffering cracks in walls that are not built on deep foundations.

The solution is fill the crack with a flexible compound that will squash back in again when we do get some rain.

## **NEXT DOOR**

Is racing ahead, and reported to be on track for completion at Christmas.



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