

June 2017

Happy End of Financial Year Everyone,

I hope that the past year has been good to you and that prospects for the next year are looking good. Just a reminder to those Landlords wanting an EOFY summary, please email me.

## SECURITY ALERT

We have had two recent security incidents. A resident's car was stolen from the visitor's carpark on Saturday 24<sup>th</sup> at approx. 11pm. The theft can be clearly seen in CCTV footage entering the carpark behind a resident driving in a white Jeep and parking in the visitor's carpark. The resident would have been unaware as the guy was sneaky about following them in. He walked purposefully into the carpark. He had a set of keys to the car, pushed the remote door lock button to the car and got in and drove out, using the security fob to open the roller door. The police are working on how he got the keys and how he knew where to come.

Additionally, our trash surfers are back. Two guys whom routinely rummage through the bins looking for anything they can recycle (sell for drug money). They are relatively harmless and more on when challenged, but as they are there at night, they do give you a bit of a fright. If you see these two guys, just leave the bin room and call the police. They will move them on.

## WATER LEAKS

The committee have been investigating whether we have any water leaks in the complex as a result of the recent increases in our water bills. Greg Roberts (the builder) has been onsite working with Dave (our plumber) to see if they can identify a leak. A few weeks ago, we let everyone know that we would be turning off the water for two hours. That was not done, as it was felt that particles of rust could get into the system and it would cause further issues in each unit. Instead a number of meter readings were done. (I was the lucky one to read the meter at midnight and 2am last Thursday night/Friday morning). We have had the irrigation experts in to audit the irrigation system, and between all three experts, have tried to work out if the water in the visitor's carpark is council water or ground water. The engineers from the construction site next door have been in to visit a number of times as well.

So far, the evidence and experienced consideration all point to the water in the basement is ground water, because the basement is lower than the water table for the river and the well in the visitor's carpark is doing exactly as it was designed to. Drain the build-up of ground water. No leaks were detected in the mains lines to the complex. A few minor irrigation leaks were located and have been rectified. Those leaks would run only for the few minutes the irrigation line was operational, and unlikely to have affected our water usage by any considerable amount. The investigation is still ongoing.

GETTING OUR FOOTPATH GRASS TO GROW

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After some experimentation on Newstead Terrace, I have finally found a way to get our grass to grow. I fence it off from any foot traffic and apply a layer of 5 in one. It does take several months but I am getting the grass to grow back at the front entrance, and have expanded the experimental area to include a section on Austin St. Nothing seemed to work in the shade affected Evelyn Street, so the council have applied their solution.

It was a dull and cold day when I took these photo's from around the complex, but I thought you would still enjoy seeing them. Repairs to the Austin Street Walkway by Watpac are anticipated in July.

Newstead Terraces

Movement Austin Street walkway



Evelyn St, footpath modification



How are garden grows! Sprouting cranes.



## INSTALLATION OF THE NEW INTERCOM SYSTEM

The parts are now available and our contractor is looking at starting installation of the new security system in early July. Thank you everyone for your patience with this hardware supply issue. Once I have the schedule from our supplier I will let you know when to expect them.

## PROGRESS ON THE WESTERN FRONT.

They seem to be galloping along with the construction next door. We are starting to feel the shadow effects as the towers get higher. The noise of the concrete pumps going all day tend to grate a little on one's nerves by the end of the week. I do feel sorry for the developer having to deal with the union action. It seems every week there is some sort of stop work meeting, where even the crane drivers are forced to climb down out of the cranes and attend the meeting and then climb back up again. Monday 26<sup>th</sup> there was no one on site. RDO perhaps. It is easy to see where all the money goes on these sites.



A panoramic view from the northern end of the 3<sup>rd</sup> floor balcony at Newstead Terrace. The Southern most towers are at the 6<sup>th</sup> and 7<sup>th</sup> levels now.

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