

SAVE THE DATE SUNDAY 10TH DECEMBER

Complex Christmas Drinks around the BBQ area from 4.00pm. Please bring a plate to share and your favourite flavour of lemonade. This annual community event is a great way to meet your neighbours and find out what is happening in the complex. Dress festively, and remember to bring along your Christmas Cheer.

SUMMER REMINDERS

Those of you that are new to the community need to know, and those old timers, perhaps a gentle reminder. In **summer** we live more outdoors and have our doors open. This means you need to remember

- _ Noise travels, conversations are overheard and can disturb your neighbours
- _ Smoke travels from your balcony to everyone else's
- _ No glass allowed in the pool area, hint- plastic cups and refill your glass from the BBQ area.
- _ Leave the BBQ area clean and tidy, it could be you using it next.
- _ Try and be responsible about the recycling bins, putting the correct rubbish in the correct bin.
- _ Freeze the seafood scraps till bin day (Monday, Wednesday, Friday for industrial bins)
- _ Put down an umbrella if you put it up. Storms at night ruin our lovely umbrella's.

THIS IS THE BIGGIE, be considerate of your neighbours please. This will guarantee a happy holiday season for all our residents, big and small, old and new.

WHAT IS AN OK ACTIVITY IN THE GARAGE?

The by-laws are very clear, you can park your vehicle in your car parking bay. That's it! No exceptions. No storage without written permission, no maintenance activities, no camping out for additional Christmas visitors. Just a reminder....

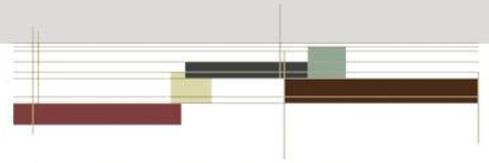
Residents using the visitor parking area should only be doing so for a matter of minutes and then putting their car back into its own home. The visitor's car park is for visitors. If you are visiting for more than 48 hours, you need to get a visitors parking permit from the onsite office.

THE CAR WASHING BAY UPDATE

The committee wish to advise that there is to be NO car washing in the washing bay until further notice. Recent events have put our complex on the EPA radar and as a community we can't guarantee that only biodegradable products will be used by everyone. Until we can, or come up with an acceptable solution, the Car Wash bay is out of action.

There is a tap at the end of the driveway. It is possible to park in the loading zone on Newstead Terrace and run a hose to the car. There is also a tap in the Evelyn Street Bin room, but a word of caution about using this spot. The rubbish collection trucks will not stop if someone is parked in the driveway. You may be stopping the community rubbish collection if you wash the car in the bin room driveway. The hose will reach the street, so feel free to park in the street and use the hose. Please coil the hose up again when you have finished using it. And remember to use biodegradable detergent.





METHAMPHETAMINE USE, AND ITS IMPACT ON PROPERTY VALUES

Newstead Terraces

I attended a REIQ information seminar this month on Methamphetamine Drug labs, as a professional development topic. I learnt Illegal drug use, especially ice is having a shocking impact on Queensland's property market.

Crystal methamphetamine is costing Australia an estimated \$4.4 billion a year, with the number of regular addicts who use ice as their main form of **methamphetamine soaring 35 per cent (to 57 per cent) in the past year.**

We have all heard of the costs to landlords whose property is used as a Meth Lab, cleaning up the residual meth contaminants, absorbed by floorings, walls, drains, ducting and any furnishings or fixtures is a hugely expensive task. The residue gets into all surfaces making the property toxic. What I learned at the seminar is that even having tenants who use Meth can lead to a contamination of the property, and shockingly there are lots of users whom are professionals, using the product to increase their alertness. It is impossible to detect if the property has been contaminated without testing, - taking swabs of the walls and surfaces.

In cases of mild contamination, a property may be cleaned effectively and quickly, so levels are within the Australian Government guidelines. In extreme cases, decontamination can cost tens of thousands and require removal of carpet, curtains, plaster boards and electrical wiring.

There are many short-term health effects associated with exposure to meth residue, including headaches, nausea, burning skin, dizziness, breathing difficulty, sleeplessness and behavioural issues. Long term, prolonged exposure to meth residue also increases the risk of cancer, damage to kidneys and liver, birth defects and even death.

Australia is the 2nd highest ice user in the world. In Auckland, rental properties that have been tested for Meth contamination and have are certified clean are commanding up to \$40 extra in rent a week.

Awareness of the issue is not as common here yet. But as landlords and potential property sellers we need to be aware of factors that may impact on the value of our investment. Awareness also of the shady testing kits available on the internet. In many instances, these kits have stated meth is both present when it is not and vice versa, raising serious questions as to the validity of this testing method.

I will continue to monitor the situation and let you know what is developing, both in best practise for property rentals and also for government guidelines. A few months ago I would have been dismissive of anyone with Meth use in our complex, but this morning I had an altercation in the entrance lobby with a lady that was clearly a user and drugged. Although not a regular occurrence, this problem is starting to reach our community and we need to be aware.

THE STORK HAS BEEN BUSY

Making deliveries to young families at Newstead Terraces. Thomas Jones (U52) made a rushed and early arrival, but only stayed a few weeks as his family have now moved to Noosa. Not jealous...much. Hope to see you on Hastings Street one day soon. Next, we welcomed William to U23, and finally on 13th Nov a girl, Maeve to U56. All would be contenders for cuddles, please step behind me in the queue to drool over these beautiful additions to our community. Congratulations to all the first-time parents.

CHRISTMAS OFFICE HOURS

The office will be closed from Thursday 21st Dec, reopening Monday 8th January. I will be onsite Wednesday 27th Dec and Wednesday 3rd January, and available by phone at other times for emergencies. Whilst the office is closed, I will not be close by to let in anyone locked out, so please think of alternatives for spare keys over the holidays. Landlords, I will run the end of month payment program on Wednesday 3rd Jan. Your funds will leave my account midnight on the 3rd and reach you very shortly after. Please make note of the two-day delay in payments if your mortgage payments are linked to 1st of the month payments from me.

PROGRESS ON THE WESTERN FRONT.

Big changes to our skyline this month with the removal of lots of scaffolding. A noisy process, but the view has much improved. The crane in Evelyn Street goes on 17th Dec and the other two cranes are to follow in January. As work concentrates on the internal fit outs, the congestion of increased trades and their cars in the street has had a noticeable increase. Completion is now being predicted for Easter.



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