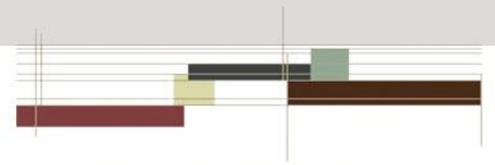


Newstead Terraces News

July 2018



Newstead Terraces

MIRVAC SITE ON EVELYN STREET

Many residents have been asking what is happening across the road at Evelyn Street on the Mirvac sales office site. Whilst I don't have first-hand information, this is what **Bob from U22** has heard.

Bob reports that Mirvac have sold the site to Ozcare for a reported \$17M, with transfer to take place at the end of June. Mirvac were frightened off the site when Pier 1 owners threatened a prolonged legal battle over "promises" made during the sales process of Pier 1. Mirvac have now removed their signage to remove any association with the site.

Bob knows of no plans for the site and assumes it will take Ozcare some time to complete their vision for development plans. If you have any further information, please share it with me so I can keep continue to keep our community updated.

ANNUAL GARAGE CLEANING 7-8TH AUGUST

Everyone should have received an email concerning the annual garage clean, scheduled for 7th & 8th August. While this can be an inconvenience, it is an important step in maintaining our lovely building and the standards of cleanliness we like to keep. Thank you in advance for assisting me to get this big annual job done. I so believe it is worth the effort and disruption to our daily lives. Don't forget to read the email and find out what you need to do.

NEW FACE AROUND THE COMPLEX. "FRIDAY HELP"

My son Nicholas Darveniza is going to come in and help me out on Fridays. I am so excited about it and know that you will all help him out as he learns the ropes. Please introduce yourselves to him and tell him who you are and which unit is yours. Feel free to tell him what a wonderful property manager I am!

Nicholas is the budding sports journalist whose book was released in April. His speciality is Rugby. Keep an eye out in the Courier Mail, he has just been approached to do some articles about GPS Rugby. Can we expect the quality of the newsletters to improve? I hope so.

Many thanks to Mark (U18) whom has helped out many of us (but mostly me) over the last few years.

BUILDING WIDE WASH DOWN DAY – Saturday 4th August

I have been approached by a number of residents about a scheduled building wide balcony wash down day, now that construction has finished next door, and the possums are making such a mess on many levels. Reflections Window Cleaning have been to quote on washing down the areas that we can't reach, so it would be wise to get those areas we can reach done before they come, so that Reflections can finish the job without risk of us messing it up again.

So, **Saturday 4th August**, can we please start with everyone bringing in what shouldn't get wet before 9.00am.

Level 4 to start washing windows, walls, ceilings and floors of their balconies at 9.15am, hoses down at 10.00am,

Level 3 to start 10.15am, hoses off and away by 11.00am.

Level 2 to start at 11.15am, hoses away by 12.00pm

Level 1 to start at 12.15pm, hoses away by 1.00pm

Ground level to start any time after 1.15pm.

Please be aware that water will continue to drip down to lower levels even after you stop hosing. You may need to sweep excess out of puddles (often uphill) to drains and scuppers. All the excess water should be off your balcony before the next level needs to start work.

ROUTINE INSPECTIONS 23RD AUGUST



I will be conducting routine inspections of all rental properties on Thursday 23rd August. Landlord Owners are always welcome to attend. If you are interested in coming along please let me know and I will tell you what time your property has been scheduled for inspection. I have 34 properties to inspect on the day, so the time we are in a property is approximately 10 minutes. 10 minutes is long enough to find any maintenance issues and get an idea of the condition of your property.

It is important to let me know if you do intend on accompanying me, as I am required by law to give tenants formal notification of my visit and details of whom is attending 7 days prior to the visit. Whilst all of our lovely residents at Newstead Terraces are a co-operative and accommodating group of people, it is law but also perhaps more importantly, just polite to give the correct notification of an intended visit.

I thought this article was particularly relevant to us as we approach our 13th birthday and apartments need a little sprucing up.

IMPROVEMENTS TO COMMON PROPERTY— a guide to what needs pre-approval.

By: Chris Irons – Commissioner for Body Corporate and Community Management

In a community titles scheme it is almost inevitable that owners would want to make an “improvement” – after all, if someone is a home owner, it stands to reason they would want to do things to their home which “improves” its value.

When it comes to making improvements in a community titles scheme, things are not quite as simple as an owner just making the improvement when and how they want to, particularly if the proposed improvement is to common property.



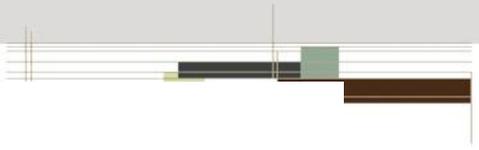
Before I take a look at that approval process and the things an owner will need to consider, a word firstly about “improvements” versus “maintenance”.

The difference between improvements and maintenance in a legislative sense is not straight forward and is largely dependant up on the particular circumstances.

That said, one way of thinking of the difference between the two is that “maintenance” can be viewed as day-to-day in nature, while “improvement” can be viewed as perhaps adding to or building upon. A good illustration of an improvement might be the installation of an air-conditioning unit.

When it comes to common property, an owner can make an improvement if approved by the committee or the body corporate at a general meeting.

The committee can approve an improvement by an owner if:



- total cost is less than \$3,000;
- improvement does not detract from the appearance of a lot; and
- the body corporate is satisfied that the use and enjoyment of the improvement is not likely to be a breach of the owner’s duties as an occupier (e.g. by causing a nuisance to others in the scheme). Otherwise the work must be authorised by ordinary resolution at a general meeting. For the owner, they must comply with any conditions of approval and maintain the improvement. When an improvement is made to the common property by a lot owner they must give the body corporate details of the type of work and value of the improvement. If the improvement increases the body corporate’s insurance premium, the owner may have to pay the extra amount. When it comes to an owner making alterations to their lot, legislation does not restrict the changes or improvements an owner can make. That said, it is essential that the owner consider:
 - whether the change will affect common property and if so, the information above about improvement to common property would come into play; and
 - whether there are any by-laws that affect what change or improvements they can make.

A common example of the latter is hard flooring. Installation of hard flooring such as timber or tiles can lead to noise transference in surrounding lots, which in turn can – and does – lead to disputes. Consequently, some bodies corporate have introduced by-laws requiring owners to obtain approval for any changes to flooring.

Even if there are no by-laws along these lines, a lot owner might still need to consider other factors. For example, if hard floors make extra noise for a lot below, this may create a “nuisance” as per the provisions of the legislation.

Quite apart from anything else, owners seeking to make an improvement should bear in mind they are part of a “community” and as such, try to be conscious of what impacts their proposed improvement will have on the other occupiers in the scheme.

Living in a community titles scheme is all about being part of an environment in which actions can have consequences beyond simply the individual, their lot and how they wish to improve it.

For further information about the body corporate legislation please contact our Information Service on Freecall 1800 060 119, or visit our website www.qld.gov.au/bodycorporate.

This article was contributed by Chris Irons – Commissioner for Body Corporate and Community Management.

Georgina Bishop
Licenced Real Estate Agent # 3428825, JP (Qual), Member REIQ, ARAMA, B.Bus (QIT)

