

VISITORS AND THE VISITORS CARPARK

Just a little reminder to everyone. The visitor's carpark is for use by VISITORS and TRADES, not for RESIDENTS. All residents are welcome to use the visitor's carpark whilst unloading the car, but there is an emphasis on very short-term usage. Finish unpacking the car and then move your car back to its own garage space. There are 61 lots and 14 visitor carparks, so a little bit of tardiness about returning to move the car can have some impact on others needing the space. Really if you are resident the only place your car should be parked in is your car parking bay.

Visitors staying more than 24 hours need a permit obtained from the onsite office by a resident, and that permit needs to be displayed on the dashboard of the visitor's car when it is the carpark. If your visitor is looking a little more permanent in nature, for example beyond a week in the visitor's carpark, it might be more neighbourly to hire a car space for your visitor for the week or weeks they will be here.

These guidelines are designed to manage the limited space in a harmonious manner, as considerate neighbours, not wishing to unduly inconvenience any fellow resident.

A PROUD MUM MOMENT

I have to crow a little, please forgive me. My son Nicholas (just turned 22) has written a book that will be released at the Hong Kong Seven's about a Fijian Sevens Rugby Captain, whose career included 7 Rugby Sevens World Cup's. Waisale Serevi, a childhood hero for Nicholas from our years living in Fiji, selected Nicholas to write his biography. Here he is with the early release copies before heading out to Fiji for the prelaunch celebrations just before Easter. Any Rugby fans out there whom might like to get their hands on this book (and I can promise a signed copy by the author), please get in contact with me.



Warning, blatant advertising following...

Waisale Serevi, King of Sevens by Nic Darveniza
Available to order online Omedia, Hong Kong after
6th April.

TENANT ACTIVITY AND RENTAL INCREASES, SLIGHT SALES PRICE IMPROVEMENTS

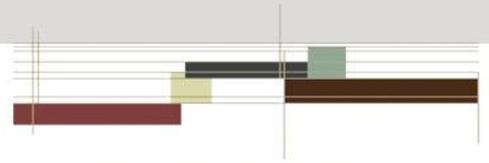
Good News for Landlords, there has been a noticeable increase in tenant interest in the complex over the last 12 weeks, resulting in good demand and in some cases multiple offers for rentals. Rents have turned the corner from a steady down turn to a very slight increase. We are talking \$5-\$10 a week, and a long way to go to recover from the \$100-\$150 a week decreases we experienced over two years ago. With construction and the resultant noise and mess winding up next door, we are rapidly returning to our nice peaceful neighbourhood.

Robert Ferguson has achieved some significant sales in the complex recently. For those property owners that can hang in there and let him work his wonders, he manages to get the better prices for our apartments. The long term effect of this is that when it comes time to sell your property, buyers look at past results. Any agent can get a quick sale by reducing the sales price, but the agent that hangs in there and generates the best result for the property, also ensures future good results for other property owners. You may not think it, but allowing outside agents to come in and get lower rental returns and lower sales returns has an impact on the value of your property when it comes time to sell. Let's all be sensible, pull together and maintain the value of our investments at Newstead Terraces.

PROGRESS ON THE WESTERN FRONT.

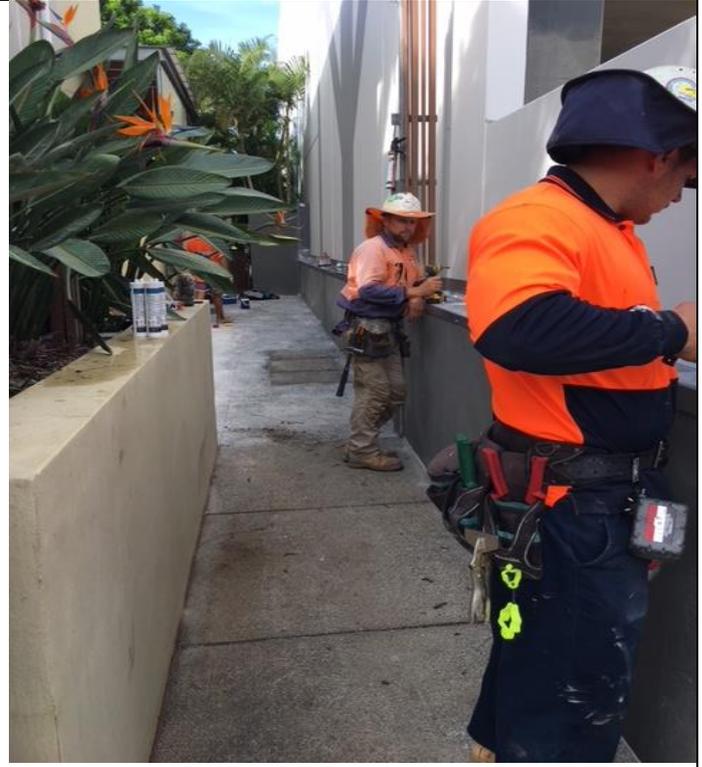
May completion date. Word in the street is that new residents will start to settle on their properties in May. Work continues on the street facades, resulting in street closures on Saturdays, but the final form is taking place. We all wonder how the residents will be able to tend to the garden beds on the side of the building. A nice touch but a difficult to reach spot.





BUILDING REPAIRS

Watpac have started their rectification works on damage to our complex. Work started on the Austin Street Walkway and bin area. Sadly heavy rain has slowed progress, but improvements are already visible.



METH CONTAMINATION

A few months ago I wrote to you about the increasing and widespread issues for Meth Contamination in rental properties. Whilst I am not sure that anyone needs to rush out and engage the services listed below, it is interesting to know that they exist. Should anyone be interested in trialling this service, I can book it in, but at this stage I am not sure that it is something we need.

Newstead Terraces



Smoke Alarm Solutions
PROTECTING AUSTRALIANS

REIQ
REAL ESTATE INSTITUTE
QUEENSLAND
PROUD SPONSORS

ARE YOUR PROPERTIES METH FREE? IT'S NOT WORTH THE RISKS

Meth contamination, which is invisible and has no smell, is a very real issue. You may be surprised to learn, a large threat to rental properties is not meth labs, it is meth users. It is estimated around 20% of contamination problems are linked to labs; 80% to meth users.

DID YOU KNOW?
Australia has the highest number of meth users per capita in the English-speaking world, and that number is now three times higher than it was in 2011.
Smoking meth regularly can contaminate a home and regular smoking of the drug can return contamination readings as high as those produced by a meth lab.

HOW TO MANAGE RISK AND ADD VALUE FOR YOUR LANDLORDS' PROPERTIES

- 1. Regular screening for rental properties**
We recommend rental properties are screened regularly for meth residue. Not only does it ensure early detection, when remediation is less likely to be expensive, it also deters tenants from using or making meth in your property.
- 2. Screening between tenants**
There have been cases recently where tenants have sued landlords, because health problems led to discovery of meth residue in the homes they were renting. Screening for meth residue between tenancies ensures you are living up to your responsibility to provide a home that is fit for purpose.

We are not linked to any remediation companies, so we can provide an unbiased assessment of your property. After samples are correctly taken, analysis is conducted at an National Association of Testing Authorities (NATA) laboratory.

Meth residue screening establishes meth use by tenants. Regular testing at tenancy change provides a deterrent to meth use and detects contamination problems early, when they are easier to fix.

Email us here to find out more or to arrange a meeting with one of our team.

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Email us here to find out more or to arrange a meeting with one of our team.

BOOK A METH SCREENING TEST NOW!



Book a Base Composite Screen today by sending a work order to info@smokealarmsolutions.com.au

Base Composite Screening

The most affordable way to screen a dwelling for methamphetamine. A number of samples are collected from the property and analysed. If the accumulative result of the samples indicates the presence of meth above 0.5µg/100cm², In-depth Room Sampling will be required to establish which rooms require decontamination.

Our screening services are conducted using the NIOSH Method 9111 (methamphetamine on wipes by liquid chromatography – mass spectrometry) and tested in our Australian based laboratory.

Smoke Alarm Solutions expertly-trained technicians will carry out Base Composite Screening at your properties with results being provided within a week – ensuring your peace of mind.

Base Composite Screening
Now Available!
\$274*
*If more than 10 swabs are required to test a home, an additional swab kit will need to be purchased for \$100.



Smoke Alarm Solutions
PROTECTING AUSTRALIANS
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– together with –

METHSCREEN_

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

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