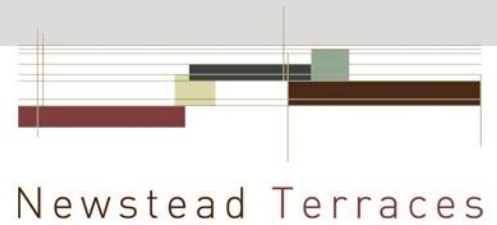


# *Newstead Terraces News*

## *June 2020*



### HOW DO ONSITE MANAGERS MEASURE UP?



I joined this industry over 12 years ago after a long career in the retail industry. I have had the good fortune to work in a real estate office and in the onsite managerial role and have long concluded and argued that onsite managers make ideal candidates for investment property management. Onsite managers are onsite all day, have invested the complex, so they have a vested interest in ensuring quality tenants are selected for the property. They keep maintenance costs low without the need for costly call-out fees for basic issues. They know the building intimately, being privy to the body corporate committee's wishes and also the rental demand inside the complex and the area as a whole. A good onsite manager, will out-perform an external manager in their sleep. A good onsite manager is motivated to maintain good returns for rental and sales as they have a vested interest in the outcomes.

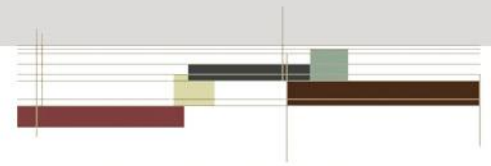
As a Landlord, having the onsite manager look after your tenants ensures that your tenants are receiving immediate and cost effective attention to their issues. This results in happier tenants and better rental returns. All residents have immediate access to assistance for all matters relating to their property, as well as access to a list of tried and trusted trades for every day tasks. Having an onsite manager that is also a Landlord gives you access to a wealth of experience perhaps not found in young property managers in real estate offices.

If you are thinking of selling or renting out your apartment here at Newstead Terraces, or elsewhere close by, please feel free to have a chat with me. I have years of intellectual property and experience waiting for you to tap into.

**P** (07) 3852 6928  
**F** (07) 3852 6927  
**E** [info@newsteadterraces.com.au](mailto:info@newsteadterraces.com.au)  
**W** [www.newsteadterraces.com.au](http://www.newsteadterraces.com.au)

Unit 1/20 Newstead Terrace, Newstead Q 4006

Nessica Pty Ltd ATF The Nessica Trust  
ACN: 14 960 631 236



## Newstead Terraces

### COVID 19 UPDATES

We are still waiting on the all clear to open the gym and sauna. I know it is frustrating, but we need to be patient and comply with health directives.

The committee have installed four hand sanitizing stations around the complex.

1. At the building front entry. When you and your guests arrive at 20 Newstead Terrace, sanitize your hands first before swiping your security fob or keying in the unit you are calling, and then open the right hand side door.
2. The Evelyn Street passage way. At the intersection of the stairwell exit and the hallway and bin room doors is another automatic hand sanitizing station. Please use this on your way into and out of the bin rooms and entering and exiting the building.
3. The lift basement lobby area. Coming home please sanitize your hands before selecting the lift call button.
4. The gym, sauna, BBQ area. Located on the wall near the gym entry. Please sanitize before entering the gym, sauna, bathrooms or BBQ area. (when those areas are reopened!).

### PARCEL DELIVERY

There has been an enormous increase in parcel deliveries to Newstead Terraces and a big thank you to everyone for collecting them by the end of the day. Please be aware that sometimes parcels are left on top of or near the letterboxes, as well as on the seat outside my office. Parcels on the seat outside my office that are still there by the time I go home at night, I will take down to the lobby level for safe keeping. If they are too heavy for me to lift, or too bulky for me to manage, sorry, they will stay outside my office.

### ATTEMPTED BREAK IN

A cautionary tale. One the weekend of 13/14<sup>th</sup> June U18 had an attempted break in. The front door was jimmied but didn't budge. There is some minor damage to the door and the door frame. The take away from this shared story is that we all need to be vigilant, both with the locking of out external entry doors, but also in keeping an eye out for suspicious behaviour. We are lucky in this neighbourhood, crime is low and infrequent, but it still happens! With unemployment on the rise, it is historically followed by increase in petty crime. Please be vigilant.

### ACTION IN EVELYN STREET

The Ozcare site in Evelyn Street, establishment works are estimated to start 20 July, tower crane install by end of November and completion March 2022.

### URBAN UTILITIES – SEWER RELINING BREAKFAST CREEK RD & EVELYN ST.

For the next 8 weeks between Sunday to Thursday 8pm to 5am there will be night works with noise from machinery, fans and trucks at various sewer maintenance holes between Evelyn Street and to Amy Street in Albion. Expect changed traffic conditions with lane closures overnight, and intermittent odour when maintenance hole lids are removed to allow for access and ventilation. The Odour will be monitored and mitigated, to the extent possible.

JOY!

### TELSTRA AND ME

Not happy JAN! The landline will be reinstated on 15<sup>th</sup> July. Telstra are unable to make a digital NBN reconnection any faster than that. After approximately 10 hours of being put on hold and generally being stuffed around by a large number of uncaring, bored and disinterested Telstra staff in the Philippines, because you can't speak with anyone else in Australia -they are being protected from Corona virus- a person on a chat line was able to push calls coming to my landline to the mobile. So I can now get calls. My internet is being hot spotted of the mobile phone until 15<sup>th</sup> July. It takes a life time to scan a document under this system!!!!

**Some happy news. My son Nicholas and his long term girlfriend got engaged on 20<sup>th</sup> June.**

Georgina Bishop

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



(07) 3852 6928

(07) 3852 6927

info@newsteadterraces.com.au

www.newsteadterraces.com.au

Unit 1/20 Newstead Terrace, Newstead Q 4006

Nessica Pty Ltd ATF The Nessica Trust

ACN: 14 960 631 236