

Newstead Terraces News

January 2021



STORAGE CAGE FOR RENT.

LET ME KNOW IF YOU WOULD LIKE TO RENT SOME ADDITIONAL STORAGE, BECAUSE WE HAVE ONE AVAILABLE TO RENT.

BOXES IN RECYCLING BIN.

May you please squash down the boxes placed into the recycling bins so that others may fit rubbish into the bins as well. We have had a few cases recently of whole uncrushed cartons being placed in the domestic recycling bins in Austin Street. These boxes take up the whole bin and nothing else can be placed in them.

To those of you putting recycling into the large recycling bins in plastic rubbish bags, please tip your recycling out of the plastic bag and put the plastic bag into the red lidded bins. Those plastic bags are not permitted in the recycling.

ENCOURAGING NEWS



Hi Georgina,

Brisbane Rentals Bounce Back, Gold Coast Hits Record Lows and 90% of Regional Vacancies Tighten Further

As Queensland's residential property market continues its upward trajectory into the New Year, the REIQ's latest vacancy data for the December 2020 quarter shows Brisbane's inner city rental market is firmly making a comeback. In fact, in the six months to December 2020, rental vacancies skyrocketed to almost 5% in Brisbane CBD's June Quarter. Half a year later and rental vacancies are placed at 3.3%, making it currently the only healthy rental market in Queensland.

Beyond Brisbane's CBD, rental vacancies around the city's middle ring remain extremely tight, with a quarterly rate of 1.6% including Hawthorne (1.4%), New Farm (1.9%), Paddington (2.1%) and St Lucia (1.7%). Further out into Brisbane's outer ring and vacancies are even tighter, recording a quarterly rate of 1.3%. In fact, every area within the outer region is currently presenting less than 2% stock availability including Ashgrove (1.6%), Camp Hill (1.3%), Cannon Hill (1.4%), Hamilton (1.9%), Holland Park (1.2%) and Moorooka (1.3%).

NOT SO ENCOURAGING NEWS – garage theft

We have had another bike theft from the garage on 4th January. This guy was in the garage from 8.07am to 8.54am. Dressed in black head to toe, long sleeves with a white baseball cap and back pack, he followed a car in on foot. In his back pack he had a serious set of bolt cutters because he cut through the 1cm thick wire cord around a collection of bikes in Car space number 97 and selected the mountain bike, put on his bike helmet from the back pack, then got on the bike and rode it out behind a departing car.

Please if you are storing your bikes in the garage, have them on your **content's insurance**, or consider putting them up on your balcony. It seems that it doesn't matter what chain you have around your bikes, they will cut through it.

Since writing about the 4th Jan incident, we have had another. A storage cage at the end of the visitor's carpark had the bolts cut and a motorbike stolen from inside the cage.

Be vigilant, if you see someone who looks like they don't belong in our community. Call the police.

BREAKFAST CREEK GREEN BRIDGE UPDATE



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Dedicated to a better Brisbane

28 January 2021

Dear residents/business owner

BREAKFAST CREEK GREEN BRIDGE Investigation works – Newstead Park

Brisbane City Council will be undertaking geotechnical investigation works at various locations within Newstead Park, Newstead. These works will inform ongoing planning and design for the Breakfast Creek Green Bridge as part of the Green Bridges Program.

The investigation works are scheduled to take place from early February to mid-February 2021 **between 7am and 5pm, Monday to Saturday**, weather and construction conditions permitting.

Council has engaged specialist contractors to undertake these works to inform the development of the project design. The works will include drilling test boreholes in the park to determine ground conditions for the bridge landing, foundations and connecting pathways. Sampling of material in the park will determine the geotechnical conditions likely to be expected during construction.

Residents and businesses near the worksite may experience some temporary impacts during these works, including:

- construction vehicle movements with reversing beepers and flashing lights. Due to workplace health and safety requirements, reversing beepers cannot be switched off
- some construction-related noise, including soil testing drilling rigs and minor excavation activities
- temporary exclusion zones around the work sites.

SUCCESSFUL BALCONY WASH DOWN

Thanks everyone for your collaboration in getting the balconies clean last Saturday. A job well done.

Don't forget if it rains heavily, you can take advantage of the weather and get out there during the down pour and clean your balcony again, but please make sure your hose is off when the rain is not falling.

A SPECIAL MESSAGE TO THE RESIDENT THAT CONTINUES TO TURN OFF THE FAN IN THE PIGMY ROOM.

I am sure you think that you are helping, and that perhaps I have forgotten and left the fan on, but I have not, and the fact that I have to plug it back in and turn it back on again everyday, should be telling you that it needs to be on.

Stored in the pigmy room are the spare planks for the deck – the left over ecko decking being kept for the day that we may need to replace a board or two. These boards need to be stored flat. They are very long and the only sufficient length of flat space we have is in the pigmy room, which leaks in heavy rain events. Water seeps in under the slab for days and weeks after the rain has finished. Those reserve boards sit in the water and on the damp cement until it all dries out. Tiles, parts and spares for the building are all stowed in that room, all of which need to remain as dry as possible.

At least once every 24 hours I check to see if it is dry enough to turn the fan off and pack the fan away. Even on weekends I come in and check. What I do find is that the fan has been turned off, and even unplugged.

Please do me the curtesy of checking to see if it should be on before disconnecting it.

A BIG THANK YOU TO EVERYONE IN ADVANCE FOR THE ROUTINE INSPECTIONS ON WEDNESDAY

Thank you to all those "indifferent" residents whom are allowing me to be flexible on my routine inspection times on Wednesday. I hope that my new software is functioning well and that I will be swift, efficient and be able to keep to the time table. It is great to have a little wiggle room if things don't go to plan.

Also, a big thank you for all the cleaning and preparation that has gone into getting your properties ready for the inspections.

Newstead Terraces residents, you are legends! You are a fantastic group of people to work with.

Cheers
Georgina