

Newstead Terraces News

September 2020

BIKE STORAGE SOLUTION

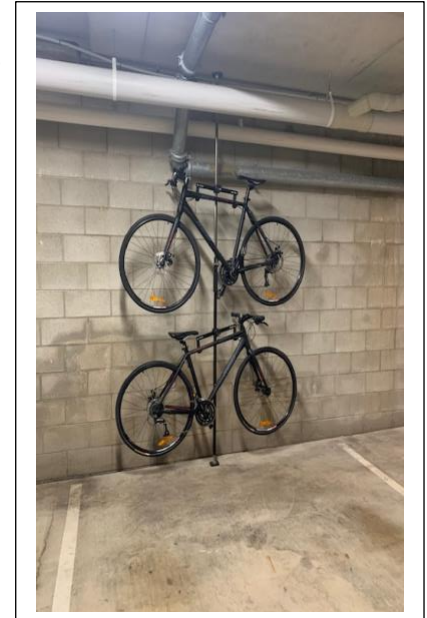
This very clever multiple bike storage solution allows access to the drains and makes great use of the available space. At \$99 they are portable, so you can take them with you to your next home. Available at 99 bikes Abbotsford Road, or online. Looks neat and tidy as well.

<https://www.pushys.com.au/bc-2-bike-storage-stand.html>

BALCONY WASH DOWN 17TH October.

Scheduled Balcony cleans for Saturday 17th October.

- Level 4 between 9-10
- Level 3 between 10-11
- Level 2 between 11-12
- Level 1 between 12-1
- Ground level after 1.



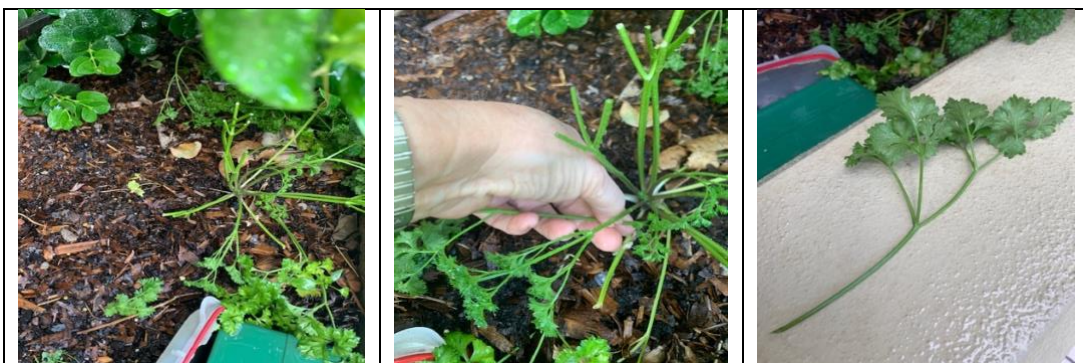
Remember please stick to your time slot or those below you will not be happy with you. If you need to change your time slot, consult the residents below you, all the way to the ground floor to make sure it will be ok with them.

Remember to bring in anything you don't want getting wet or dirty on Saturday morning. Those with narrow balconies, keep your lounge room doors closed against water from above!

HARVESTING PARSLEY FOR PROLONGED GROWTH of the PARSLEY PLANT

If you are using parsley from our communal garden – fantastic news – the problem then is not a possum related one!

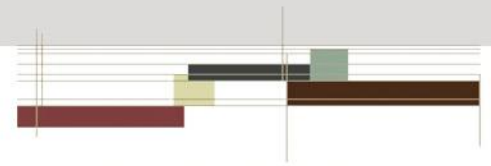
There is a right and wrong way to harvest parsley. One will slowly kill the plant, and the other promotes more growth. Scissors taken to the top of the plant cuts off the leaves (Pic 1) and we all know plants need their leaves to convert sunshine to new growth. Harvesting older and more mature growth from the bottom of the plant promotes new growth and leaves remain to feed the plant so it can grow more leaves to feed you (Pic 2). Please see below (Pic 3) to know what you should be taking home with you.



1

2

3



Newstead Terraces

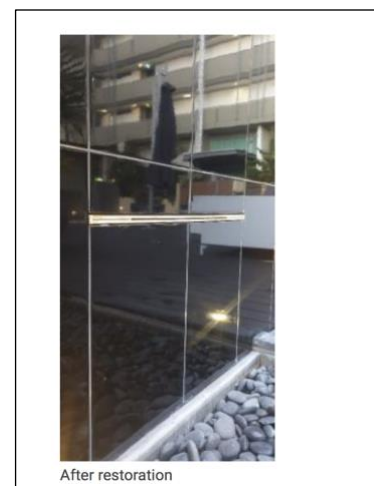
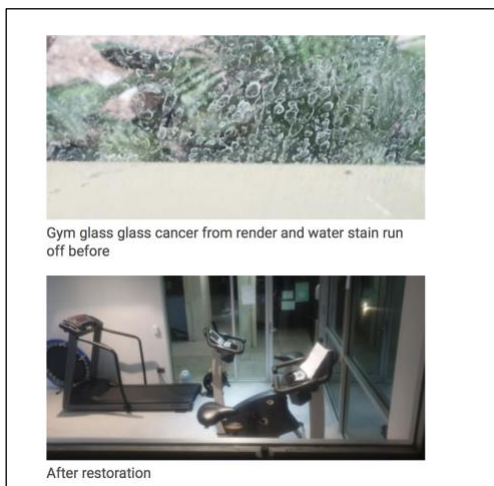
WELCOME BABY ELLA U58

Congratulations to James and Colin on the safe arrival of Ella. She has come all the way from the USA, and the family have survived their time in Quarantine. Now we are all allowed to meet our newest Newstead Terraces Family addition.

HAVE YOU GOT THE SPRING CLEANING BUG?

Check out the glass windows onto the garden bed beside the gym. For the last ten years they have been coated in an ever-thickening layer of calcified water marks that were impossible to get off. The shower screen in the bathroom beside the gym – suffered the same fate. Our brand new black tiles on the upper deck water feature – also developed a chlorine skin. Hello Phil, the water stain doctor. Look what he has managed to achieve. I have his number if you want it. Several units have had their shower screens treated and all can vouch for the workmanship, value and kindness of Phil.

The cost to replace a shower screen is around \$950. The cost to clean it -the gym shower was \$220 and then a Nano Treatment to repel water and minerals was a further \$250.



The fountain tiles have had a further application of a product called Rainx which will continue to assist in repelling the chlorine from the tiles. The shower screen has had a NANO treatment, which will assist in repelling water in the future.

CORELOGIC MARKET ANALYSIS – FIRST QUARTER POST COVID 19

Hot of the press the REIQ report from Corelogic on the status of the market in our area.

BRISBANE LGA

House Market (<2400m²)

Brisbane houses are in the recovering phase of the cycle with the median house price +0.7 per cent in June to record a result of \$694,000 across 1,897 transactions. On an annual basis, the median price rose +2.9 per cent to reach \$700,000 across 12,344 transactions. General activity metrics indicate a lack of listings were behind the price resilience to midyear, with tighter vendor discounting a result. Total annual listing numbers to June 2020 were 17,822 which is a notable fall of -10.4 per cent compared to last year.

Unit Market

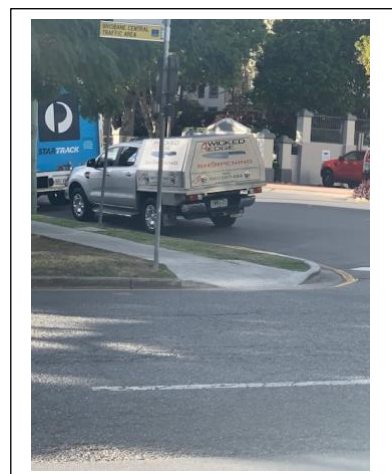
A look at median price movements revealed unit values were steady, but still within the overall downward sector of the price cycle. Unit and townhouse prices remained flat over the June 2020 quarter to record a median of \$400,500 across 882 transactions. Over the past year, the annual median unit price rose +1.9 per cent to \$420,000 across 6,326 transactions. Listing numbers over the year to June 2020 were 9,254 which was a -12.7 per cent fall on the 2019 figure.

Rental Market

Brisbane’s overall rental vacancy rate sits at 3.2 per cent for the June 2020 quarter. The figure had been below 3.0 per cent for the past five quarters and is the highest vacancy rate since September quarter 2017. The Brisbane LGA median rent for a three-bedroom house held steady at \$430 per week for the year to June 2020. Two-bedroom units saw a \$5-per-week increase in the median during the year to come in at \$415 per week.

MOBILE KNIFE SHARPENING.

If anyone is interested in having this service arranged for Newstead Terraces, please send me an email. If we have sufficient interest I will arrange for a day and time for this truck to come to us. I could collect and deliver knives for those of you at work so that you do not miss out.



Georgina Bishop
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