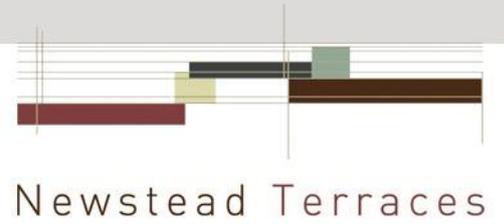


Newstead Terraces News

May 2022



OZCARE SITE PROGRESS

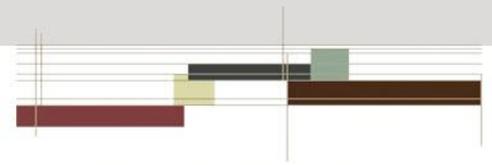
May drone Images of the Ozcare site in Evelyn Street.-



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Newstead Terraces

The construction next door continues to dominate the news in the area. Piling has stopped and we are enjoying the relative peace. It is expected that piling will start again sometime in July, but for a short time period, similar to what we have just experienced.

COLD DAYS, WARM SPA

The spa heating system upgrade has now been completed. Conversion to a heat pump system with the compressor in the garden bed behind the gym and new pipe work running across the ceiling of the pool pump room, we have consistent and more energy efficient heating of the spa just in time for the cold weather ahead.

AIR CONDITIONING SERVICING NOW COMPLETED

Thank you everyone for your co-operation in getting the annual air conditioning units service completed. We now have sanitized and serviced units ready for next summer. The reason we do the servicing in May/June each year is to take advantage of the down time in the air conditioning industry and negotiate a good deal for the bulk servicing. The reason we do the servicing is to improve the efficiency of the systems for both heating and cooling, but also for energy consumption and personal health. Those of us with the original systems still in place – remember that the technology is now over 15 years old. The noise of operation and energy consumption aspects have significantly improved since these systems were the latest and greatest. If you haven't upgraded yet, start saving the shekels! When you do upgrade, do not forget to get the whole unit done. Those second bedrooms when air conditioned add to the resale value of your investment in terms of rent achievable and resale price.

CONGRATULATIONS TO NICK AND TABBITHA U37

on finally finding a covid free day to get married! You may have seen Nick and about 20 of his best mates leaving the complex on a Friday afternoon – not many weeks ago- looking very smart in their matching suits.

WATER, WATER -EVERYWHERE

Well only on the footpath on Monday 31st, but lots of it, and a fire truck parked out the front as well. It was the 5 yearly pressure testing on the fire systems. The fire contractors serviced the water hydrant and then the fire brigade send a very stern fellow out to oversee the testing on every level at every fire hose station. You will be happy to hear that we passed with flying colours on all systems. Its comforting to know that should there be a fire, water will come out of the hose under the correct pressure on all levels of the complex.

FIRE EVACUATION DRILL THURSDAY 3rd June

It's time to test our skills at evacuating the building and testing our reaction times. There is a body corporate on Thursday evening. Once we finish the meeting, we will go on to do the fire evacuation practice. You will receive instructions over the PA. Listen out to hear what parts of the building will be inaccessible due to our fire event this year.

Please note our evacuation point used to be the carpark of the Mirvac site. Now it is an Ozcare construction site, we will gather at the eastern end of the site on the footpath. Please stay off the road whilst waiting. We don't need any road fatalities!

You don't have to attend, but it is a bit of fun. Last year a whole dinner party joined us with wine glasses in hand! Keep an eye out for your neighbours and make sure they safely make it to the evacuation point. Jumpers recommended.

BI-ANNUAL TREE PRUNNING JULY 5

Keep an eye out for news in the next newsletter about the tree pruning. Scheduled for three days from Monday 5th to Wednesday 7th with 7.30am starts. Put it in the diary – to keep the curtains closed first thing in the morning on those days. Those exhibitionists amongst us – now is your time to shine, leave the curtains open!

Just a reminder – I AM A LICENCED REAL ESTATE AGENT

If you are thinking of selling, give me a call. I have a lot of very specific building intel and often a list of interested buyers.

Georgina Bishop

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

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