

Newstead Terraces News

December 2021



OZCARE SITE PROGRESS



There are rumours round the neighbourhood that it is very difficult to book scaffolding in Brisbane at the moment. We think we know where it all is. In Evelyn Street, being continuously erected by pacific islanders that sing whilst they are working on the job.

Another two stories at least this month.

They are all on holidays from Monday 20th Dec. Enjoy the peace whilst it lasts!

VISITORS PARKING OVER THE CHRISTMAS HOLIDAYS

Without naming names, those residents regularly parking in the visitor's carpark need to find an alternative over the Christmas Holidays when bona fide visitors will be needing to use the space. Please be warned that starting next year, the campaign to highlight to you that you should be parking elsewhere will be ramped up, and youth, pregnancy or permanent visitors will be no excuse. Residents should not need to be in the visitor's carpark more than a few minutes at a time. Please think about what you might like to do as an alternative to parking in the visitor's bay. Paying for an extra carpark may be the most honourable alternative to parking on the street.

SANTA'S EARLY VISIT – NEW GYM EQUIPMENT

If you have not already seen the new treadmill and cross trainer in the gym, you should make a special trip to visit our new state of the art Technogym goodies! We are working on the internet connection for the gym so that you can have personalized workout programs installed. Instructions on using the new equipment can be found on Google.

KERBSIDE RUBBISH COLLECTION 17TH JAN

Please place anything for Kerbside collection under the Mango Tree on the corner of Evelyn and Newstead Terrace, or on the footpath corner of Newstead Terrace and Austin Street on Sunday 16th Jan for collection commencing 17th Jan. Please do not block footpath traffic with your placement.

PEST CONTROL Proposed dates 19-20Th Jan

We have booked in our annual pest control for common areas and units for 19-20th Jan next year. Prices listed below. If you wish your property to be included, please let me know by send the money for the service _ owner occupiers only, rentals will be booked in automatically, to BSB 014 245 Acc 2690 76905. Please put your unit number and the word "Pest" in the payment id.

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In the meantime, get out the bug spray, mossie coils, vap mats and tip out any water lying around in pot plant saucers.

Annual pest service for cockroaches, ants, spiders to apartments and villas

- Cost GST Inclusive: \$60.00 per 2/3 bedroom apartment
- Cost GST Inclusive: \$80.00 per villa

Chemicals to be used, material safety data sheets available on request.

- Bayer Temprid 75 active constituent 50 g/l imidacloprid, 25 g/l beta-cyflurin
- Country Permethrin Dust 10 g/kg permethrin
- Maxforce Fusion Cockroach gel 21.5 g/kg imidacloprid
- Syngenta Optigard Ant gel 0.1 g/kg thiamethoxam

Queensland pest managers license number 11287

ROUTINE INSPECTIONS FOR RENTAL PROPERTIES 24 -28 JAN.

The schedule of visits will be published a minimum of 7 days before inspections start. Now you have plenty of notice to get ready and can clean the Christmas baking off the oven before I arrive.

CAN YOU BELIEVE THE COST OF GETTING THINGS DONE THESE DAYS!

Recently I have experienced a huge upswing in the cost of getting jobs done. Dave the plumber tells me that even his PVC pipes go up by 50% more each time he goes to the hardware supplier. He is thinking of stock piling to make his quoting process easier. On the morning TV show a few weeks ago, I snapped this summary whilst doing the ironing. I think it sums up the current market.

AIRTASKER

Landscape Gardeners	\$774	
Carpenters	\$675	\$675
Painters	\$603	
Full House Removals	\$362	
Handyman	\$286	

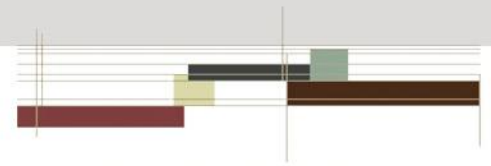
The most in demand jobs earn the highest Cash.

The increases all come down to the transportation costs. If any component of the task required shipping/freight, then costs are going to balloon.



MORE ON RISING COSTS AND HOW YOU CAN HELP REDUCE THEM

Did you know that the simple task of electing to have your Body Corporate Correspondence sent to you Via email rather than post cost the Body Corporate \$3 011 more this year? – Due to the extra-large size of the AGM papers last year. That is nearly \$50 a lot. Please consider getting your mail via email, then we have \$3011 to put towards something a little more constructive.



Newstead Terraces

GARAGE SAFETY AND CLEANUP AUDITS

The garage is not looking its best! Body Corporate by-laws are specific about what can be stored in your car space. A general rule of thumb is that it should be a car! Ironing boards, broken surf boards, beach chairs, car parts, storage containers etc should not be in the garage.

An inspection of the garage is scheduled for the end of January and any items that should not be in the carpark at the time will be removed, and you will need to reclaim them before they are dumped, prior to our common area pest treatment, so that they do not harbour any vermin.

SECURITY – CLOSE THAT GATE!

Residents are reminded to ensure that gates and doors are closed and secured behind them as they enter or leave Newstead Terraces, and even more importantly the pool area. We will have an increased number of precious little people in the common areas over the summer months. Please, please, please, make sure the gates are closed and no little one drowns or is run over. A word of caution on speeds in the garage as well.

RECYCLING AND THE BASEMENT LOBBY

Just a reminder that leaving items on the seat in the basement lobby for recycling is a temporary task. If your items have not been rehomed within 3 days, please dispose of them as you would normally. It has started to feel that the area has turned into a dumping ground and there is an underlying expectation that onsite management will dispose of your unwanted items for you.

If your items have not been collected after 3 days, please dispose of them yourself.

LARGE BOXES IN THE BIN ROOM

As well as leaving items in the lift lobby area, someone has been depositing some very large packing boxes on the floor in the bin room. They are a trip hazard for those not so good on their feet (and that includes me these days), but who do you think picks them up, and puts them in the bin? It's not Santa Claus. Please be responsible, break up your boxes and put them in the correct bin properly. Boxing day deposits need to be crushed before placement in the recycling bin, so that everyone's boxes fit in.

SOLAR POWER – CAN WE TAKE ADVANTAGE OF IT

We can generate a lot of power during the day, which can be used to run the pool pumps and garage lighting, however in a building like ours, most residents are out during the day and the need for power jumps at night when everyone is home using appliances and lighting. We have no way yet to store the power we need to supply all the households, and we would have to spend \$100 000's to rewire. We could send our excess to the grid, but the payback periods don't justify the costs involved.

Each time we revisit the possibilities, the fact that we would have to do a lot of rewiring, batteries are still prohibitively expensive and not efficient at storing power add up to no real savings for us to install solar power. When batteries become smaller, less expensive and can store energy for longer periods, it will be worth re investigating, but that time is not with us yet.

Sadly, Solar is not a viable option for us yet.

ELECTRIC VEHICLE CHARGING STATIONS

With emissions restrictions and more electric vehicles on the market, the committee have been approached many times this year about our plans to install electronic vehicle charging stations. This, like solar power is a complex issue, but one we need to address soon. Most EV owners are happy to have a trickle feed so that when they come home at night they can plug into their own supply in the garage and the car charges over night. Simple you might think.

When our building was built, we had an allocation of power supplied to the building. There is some surplus power in that original allocation, enough for a few EV car owners to upgrade (at their cost) and install meters and supply to their garage so that the charges go to the car owner rather than the body corporate. Once we have more than a few cars in the garage trickle feeding every night, we will start to experience power cuts, short circuits and general supply issues to all households.

The solution is a general rewiring and upgrading of the supply to the building, installation of meters to all carparks. We have our electrician working on quoting on this for us now and early Quotes are that it will cost \$750 000. Naturally everyone will want this to be a sinking fund expense and so it should be. It is not an item that has been in previous sinking funds, so we will need to add it – which will mean a significant increase in body corporate contributions for the next three years or a special levy. How this will be handled will be an issue for the AGM in 2023. It is something that needs to be dealt with in the next 5 years.

WATER COSTS SURVEY

The committee recently asked me to do a little survey of the water bills for some neighbouring properties so that we could get an idea of how our water bills sit in comparison to other properties in the area. It is a cost-effective way to make sure our water consumption is in line with the norm and determine if we need to implement any water investigation or cost saving measures. (Note employing an expert to do an assessment incurs a fee for their report).

You might be interested to know that it will cost approximately \$1000 a lot to install an individual water meter, plus each lot owner becomes responsible for paying for the meter to be read and invoicing to be done. Of consideration is also a portion of your water bill is a contribution to state infrastructure, and your share of common area water consumption which includes the pools, water features, irrigation, cleaning and car washing.

When comparing it is necessary to consider how many pools each complex has, and make sure you are looking at like for like. For example, Newstead Series only has one pool and 299 lots sharing the common area expenses. We have 3 pools and 61 lots. You would therefore expect a difference in costs.

(07) 3852 6928

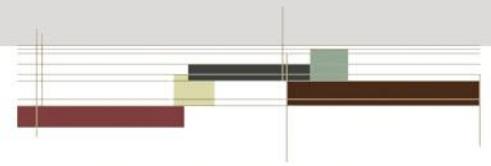
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Here is the summary we recently collated.

Newstead Terraces

Comparative Water Charges

Address	No of Bedrooms	No of units in complex	No Pools	\$ per quarter
Pring St. Hendra	5	House	-	\$729.15
Rive Apartments, Albion	2	100+	1	\$273.42
Riverstead Apartments	2	58	1	\$213.00
No ! Newstead Ave	2	22	1	\$327.00
Newstead Terraces	2	61	3	\$363.10
Mariners Reach	2	171	3	\$363.58
Mariners Reach	3	171	3	\$387.09
Elliott St Clayfield	2	6	-	\$416.68
Junction Rd Clayfield	2	6	-	\$340.38
Newstead Series	2	299	1	\$253.20

1 Newstead Ave Committee do not run the irrigation systems to save on water.

VALE DOOGLE 10th Oct 2007 to 3rd Dec 2021.

Our lovely Doogle passed away on Friday 3rd Dec. He made the ripe old age of 14 years and 2 months. He is much missed by his family, but we remember fondly the years of joy, cuddles and unconditional love he gave. We were so lucky to have this very special personality as part of our lives.

EMERGENCY NUMBERS FOR THE CHRISTMAS BREAK _ I'm away from 22nd Dec to 6th Jan.

If for some reason you can't reach me and it's an emergency, these are the people I would be reaching out to. Remember they are on a Christmas holiday too, and the call out fees for them to leave their Christmas lunch will be hefty, so think first before calling.

Can it wait? Can I resolve this with the help of a few neighbours? If not – dial away. And take photo's. the insurance company will want photos.

PLUMBER DAVE 0410 567 351

ELECTRICIAN BOBBY 0417 769 998

INTEGRITY DOORS – ROLLER DOORS 3274 4177 _ there is always the manual chain to use!

LOCKSMITH 32527872

XMAS DRINKS LAST SUNDAY.

It was great to see so many residents out sharing some Christmas Cheer with neighbours. We had a good turn out this year with several new residents coming along to meet their neighbours.

Wishing you all the best for Christmas, may it be filled with loved ones and happiness, and a safe New Year.

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

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