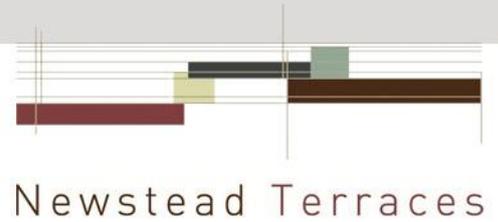


Newstead Terraces News

January 2022



OZCARE SITE PROGRESS

Another two storeys this month.

HAPPY NEW YEAR AND WELCOME WILLOW

Welcome back to a new year. I hope that you all had a safe and happy Christmas/New Year and are feeling refreshed and ready for the year ahead. The rain forced me to be still and quiet. Got a lot of reading and sleeping done! Sadly, the boat stayed in the shed for most of the holidays – the weather not conducive to boating and fishing. Lucky for the fish.

Doogie was very missed this Christmas and there has been a considered campaign in our household to find a replacement. I feel my resolve crumbling especially when introduced to our newest Newstead Terraces resident – Willow in U23. TOO CUTE!

COVID

It is being disruptive again. Nothing on the shelves in the supermarket.... And working its way through the already hard to get trades. Ugyen had a week away from work. Thank you every one for being so patient and understanding as we work our way through these inconveniences, and big thankyou to the now many households at Newstead Terraces isolating at home. We appreciate your efforts. If you need anything please let me know and if I can't help, I will put the word out in the community to get the help you need. Just don't ask me to secure RAT tests! If you have a handy source of them, please share....

The following guidelines have been suggested in regards to covid and Bodies Corporate

WILLOW - U23



On Mask wearing

Due to the increasing number of COVID-19 cases in the community, your complex should highly encourage masks in all indoor common areas. This includes lifts, garbage areas, carparks, lobbies, stairwells, corridors and any indoor areas that residents may pass through.

Indoor areas pose the greatest risk for COVID-19 transmission which is why it is critical that every person who enters the building including residents, contractors, staff, delivery drivers and riders wear a mask and practice COVID safe behaviours in these shared areas.

On Visitors and Trades

Visitors and Tradespersons

Committees are encouraged to request that any tradespeople or other visitors check in via a QR code at the front entrance or wherever most appropriate for your complex to minimise transmission of Covid.

On isolating

Recommended Protocols When Isolating

Body Corporate Committees should agree on a small number of protocols should someone receive a direction to isolate. These protocols should be designed to minimize transmission of the virus while not being too onerous or invasive.

Suggested protocols are as follows:

- After receiving a Direction to isolate it is highly advised that person should inform the Committee, Body Corporate Manager and Building Manager (if there is one) so a record of people isolating can be established and they can be assisted with their isolation. This list should be as private as possible.
- If possible, escorts should be arranged to take persons safely from the front entrance or carpark to their apartments where they must isolate for the designated period. Any lifts, door handles etc. that have been used should then be wiped down to avoid transmission of the virus.
- A system should be organised for food delivery to the person in isolation. Every building is different so whether a neighbour is recruited to drop off food to their apartment or the delivery provider themselves, ensure there is a system in place so that the person in isolation does not have to leave their apartment to pick up food deliveries. Make sure that all items are taken inside once the provider has left.
- For the person in isolation it is advised that they should double bag their rubbish and place it outside the front door of their lot. A system should be organised where someone else will remove the rubbish and dispose of it securely.
- If the person in isolation shares their residence with others they must use a designated area to avoid transmitting the virus. For example, the main bedroom, en-suite and the balcony. Meals must be taken separately and utensils, crockery etcetera would ideally be disposable.
- The person in isolation must remain in their apartment until the period of quarantine (as per the Direction) is completed.

Please remember to inform onsite management if your household has been affected.

WATER CONSUMPTION AND YOU!

You may be aware; Newstead Terraces water bill is a shared bill. A portion of the common area water is added to your water bill to share the costs. You may think that you can't influence the outcome of your water bill in such a situation, but we can if we pull together. 85% of your actual water bill is not from your personal consumption, a large part of the bill is due to infrastructure costs, but there is something you can do.

Each lot owner/resident should feel responsible for managing their water consumption and their individual contribution to water usage by:-

1. Please check to see if both your toilets are flushing cleanly – ie not running after they have been flushed. If they are, let's get the plumber in to fix this and save the water loss.

Dave – Pipemaster Plumbing 0410 567 351

2. Do you have the water saving ends still on all the tap water spouts in your kitchen, bathroom and laundry? Over the years the end fittings have become calcified and a lot of them have been removed. By repairing them and refitting them, you will reduce the water consumption.

3. Get the plumber in to check all your hidden pipes to the toilets and sinks are 100% ok. There are flexible pipes running behind the wall to your toilet and sink that are nearing the end of their life expectancy. When they break the effect is not minimal!

WASHING BALCONIES AND RAIN

With all this wonderful welcome rain, there have been some enthusiastic balcony washes going on. This is encouraged, in a down pour but not in a drizzle. Just two things to be aware of, and if you are new, it's something that comes with experience.

1. You should still try and block the scuppers (holes in the base of the balcony railing that allow water to escape) to try and keep the excess water on your balcony and off the balcony below. This can be done by stuffing sponges into the space, or rolled up towels, anything that will slow the escape of quantities of water onto the balcony below.
2. Nearly every drain hole on the balconies at Newstead Terraces, seem to be at the high spot of the tiling, rather than the low spot, so you end up brooming water uphill to the drain. A great free cardio work out for you!

It might also be a nice idea to warn your downstairs neighbours, if you can about your plans.



NEW ADJUDICATORS DECISION ON SMOKE DRIFT

There is much excitement in the Body Corporate world this month over a new ruling on smoke drift between apartments. Previously not much could be done about smokers and the effect of their smoke on non-smoking households. A new decision by a Queensland Body Corporate and Community Management (BCCM) Adjudicator is providing a pathway for increased restriction on smoking and vaping in body corporate schemes.

For 25 years, the law has attempted to balance the right of a smoker to smoke in their own lot, with the right of their neighbours to enjoy their property free from nuisance. We have come one step closer to protecting the rights of all individuals.

New decision: Smoke drift is a hazard

In the latest decision, the Adjudicator found that without establishing smoke-drift as a nuisance or unreasonable interference, smoke drift can be established as a hazard.

The decision goes on to set out the following key points:

- The adverse health effects of smoking and second-hand smoke are known
- There is no 'safe' amount of second-hand smoke according to law
- Any second-hand smoke is therefore a hazard to a person's health
- The complainant does not need evidence that their health has actually been affected by the smoke-drift, it is good enough that there is a potential for negative health effects

Applying the hazard principle to smoke-drift means that a body corporate may enforce its by-laws and the relevant legislation more quickly and without requiring the same degree of measurable evidence.

Does this decision ban smoking?

No – the decision has no immediate effect beyond that specific case. What it does do however, is establish a precedent that your body corporate may follow if it is faced with similar smoking complaints.

Bodies corporate still cannot ban smoking in a person's lot. The smoking itself is not the issue– it is the smoke-drift to other lots which creates a hazard and can be relied on as the reason to curtail the smoking.

If your body corporate is dealing with a smoking issue, instead of progressing a nuisance argument, the committee may now progress a hazard argument, instead of nuisance, which is likely to now be more successful.

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