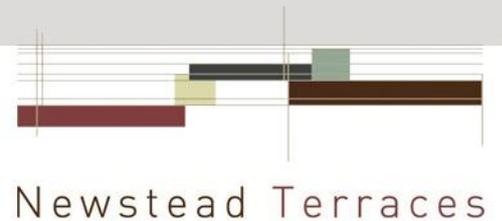


# *Newstead Terraces News*

## *July 2021*



### **OZCARE SITE PROGRESS**

July Image of Ozcare site in Evelyn Street.- two cranes in place but the noisy piling seems to have stopped.



### **BALCONY WASHDOWN SURVEY RESULTS**

Thanks everyone who responded to our survey about the frequency of balcony washdowns. The results were heavily weighted to not washing down frequently. There will continue to be scheduled washdowns but only 3 times a year. The disturbance to those on the lower levels makes it a real inconvenience as they have water coming down on them for the full morning. It has been suggested that it is possible to clean your balcony with a broom, and then mop afterwards. No hosing required, for those in between cleans.

### **BUILDING SECURITY**

Unfortunately, we had two bikes stolen from the complex in the last month. One from the rear courtyard of a ground floor apartment and the other from a storage cage where the lock was cut off. There have also been reports of chained bikes being tampered with in the garage – attempts to steal. Newstead Terrace is no different to the other buildings in the area with these thefts. Please make sure your items are as secure as possible, and if you feel it required, have your bikes on your content's insurance.

### **INSURANCE**

It may be a timely reminder to review your contents insurance. Living in a building such as ours we can assume that water ingress is covered by the body corporate insurance and in a lot of cases it is, but there are some instances where building insurance doesn't cover water ingress. For example, a tap left running, waterproofing failure between your shower recess and the one below. Body Corporate water ingress occurs when there is a fault with the plumbing between apartments, or some failure of external walls to keep water out in a storm event.

Keep an eye out for a paper to be circulated about plumbing and insurance.

### **WALKIES – ESPECIALLY WEE WALKS**

As a dog owner, you will be very familiar with the constant need to take your pet out to the grass to be emptied.

It would seem that many pets are not making it and are having to let go on the rocks and pillars around the lift area and garden beds on the ground floor. It happens, but what does need to happen next is the dog owner grabs the hose located just inside the front door and goes back to clean up the accident. Please be the dog owner that makes use of the hose.

**ROUTINE INSPECTIONS TUESDAY 3<sup>RD</sup> AUGUST & WEDNESDAY 4<sup>TH</sup> AUGUST - POSTPONED**

Sorry everyone, but the fractured ankle has now developed a blood clot and I am just not going to be mobile enough to get round to everyone this month. I will reschedule for September. Thanks for your understanding.

**ANNUAL GARAGE WASHDOWN THURSDAY 12<sup>TH</sup> AND FRIDAY 13<sup>TH</sup> AUGUST**

If you have lived at Newstead Terraces for more than 12 months you have experienced the annual garage wash down. If you are new this notice is more relevant for you. If you park in spaces 1-70 excluding 18-21 you will need to move your car to somewhere that is not 20 Newstead Terrace for the full day on Thursday 12<sup>th</sup> August. If you park in spaces 18-21 and 72 – 119, you will need to park some-where that is not 20 Newstead Terraces for Friday 13<sup>th</sup> between 8.30am and 5pm.

Why do you need to move your car for the full day? Well, you don't have to, but you will wish you had if you don't, because I use a powerful water blasting machine to spray the ceiling, all the pipe-works, the walls and the pillars, the floors and the drains around the perimeter of the carpark. It will have been a year since this was last done so thoroughly and a lot of dirt gets into the garage. Dirt mixed with water makes mud. This mud tends to go everywhere, all over me, and all over your car if it is left in place. I also pressure wash each individual carpark. Free of charge and as a service to you, the lot owner. If you leave your car in place, I can't wash down your carpark for you. My contract requires only to wash down the common area, but I hate to only do half the job and would like to see the garage sparkling after so much effort on your behalf to find somewhere else for the car for the day, and for me on the end of the pressure washer for two solid days.

If you have bikes in the garage, it might be a good idea to move them up to your balcony for the day you don't have your car in place. If you have your bikes chained to one of the sump pumps around the garage drain system, please move them because we will also be servicing the pumps and cleaning out the sump pits – your bikes chained across the pit make access very difficult.

PS Ugyen will be on the end of the pressure washer this year – because – fractured leg!

**NEW FLOOR MATS IN THE SAUNA. NEW PAINT JOB IN THE LIFT BASEMENT LOBBY.**

Actually, renovated cedar floor mats in the sauna. A new set was going to cost \$800, and the ones we had were missing rubber feet to keep them up out of the water, and they needed a good sand back to reveal the new wood underneath. The good news is that we didn't have to spend anywhere near \$800 to have the mats looking like new again.

The lift lobby in the basement level is a high traffic area. Getting through the door to the visitor's carpark with a trolley load requires some skilled manoeuvring and avoid scuffing the walls. It has been a couple of years since we had the walls patched and repainted, and I think it freshens up the look of the lobby.

Who would have thought that the hand sanitizer stripped paint? It must do a good job on the covid germs if you see what it is doing to the paint work by the lift. – Nothing a new coat of paint can't fix.

**BEST OF THE BEST!**

Australian Resident Accommodation Managers Association, Resident Manager of the year 2021 for long term residential management, has been awarded to Georgina Bishop – Newstead Terraces.

Thank you to all residents for your support and encouragement. I am truly honoured. This is a national award. It takes a team to win this award, an award-winning team of Body Corporate Committee Members, and an engaged community. Thank you! We did this!!!!



## SOME HANDY TIPS ON HANDLING NOISE ISSUES

**NOT THE NOISE ISSUES FROM THE CONSTRUCTION ACROSS THE ROAD, BUT THE NOISE ISSUES THAT OCCASSIONALLY OCCUR WHEN THE CONSTRUCTION NOISE STOPS. HERE IS WHAT YOU CAN DO:-**

### HOW TO MANAGE NOISE IN STRATA LIVING

By Archers the Strata Professionals on July 8th, 2021 in [Australia Wide, Best Practice / Hints & Tips, News](#)

One of the most common complaints received in strata management is to do with noise. It's understandable that in close proximity living, noise has a knack for traveling through ceilings, walls and across balconies. It is only to be expected that you will sometimes hear some noise from your neighbours, pets, and construction or building repairs. However, if the noise is excessive and consistent then you can rest assured that there are efficient ways to solve the problem. The trick is to know who to contact in regards to the type of noise complaint you are experiencing.

There are many different noise regulations and protections for residents but no single government authority in Australia for monitoring or reducing noise pollution. Below is a list of the most common noise complaints and who takes responsibility for them:

#### Flooring

A commonly received complaint in residential living is caused by noise experienced from newly installed hard flooring that may not be meeting by-law requirements. Unless proper acoustic insulation is laid, some hard flooring can cause disturbances to the neighbours living below because they are able to hear everyday noises such as walking around in heels, scraping of furniture, children running or loud music. If you are experiencing an increase in noise due to newly installed hard flooring, check your by-laws and contact your committee or strata manager to verify if approval was given.

#### Neighbourhood Noise

Neighbourhood and recreational noise is typically the responsibility of the local police. Police are able to assist with neighbourhood noise that occurs late at night such as out of control parties or unruly youths. If a noise incident needs to be reported, you should keep detailed records of the events including: location, time, date and descriptions of those involved. This information can then be provided to the police so the source of the noise can be further investigated.

#### Neighbours

If the noise is coming from your neighbours, the first step is to politely and directly address them about it. Often neighbours are unaware that their activities may be causing problems for other tenants. It is important to work together to discuss reasonable solutions in combatting the noise. Should a noise complaint persist beyond your initial approach, then your strata committee may consider issue of a Breach Notice that places the resident 'on notice' that further breaches may result in action. If your complex has a resident manager, they may also be able to assist with noise complaints if the noise is coming from one of the units in their letting pool.

It is important to remember that there will almost always be a by-law that regulates the noise levels of residents and this by-law applies equally to their invited guests.

#### Common Property Noise

Noises that comes from common property such as mechanical ventilation, intercom buzzing, the central air-conditioning plant and cooling tower need to be passed on to your resident manager or strata manager as soon as possible. It is important to provide details about where the noise is coming from in order for them to check that maintenance records have been kept up-to-date and whether any systems may have become faulty. If so, committee members can decide to have areas reviewed or repaired by a tradesperson or compliance officer.

*This article was contributed by Strata Community Manager Stephen McCulloch. Stephen has a strong legal background in Litigation, Commercial Law, Property and Body Corporate Law and brings a wealth of knowledge to the Archers team.*

**PLEASE NOTE THAT YOUR BODY CORPORATE IS DILIGENT IN ENSURING ACOUSTIC MATTING IS INSTALLED, AND THAT CORRECT NOISE PROTECTION EVELS ARE OBSERVED. OUR STANDARD IS LnTw55. Should a floor be found to be deficient, the lot owner will be required to remove the flooring and install acoustic mating at their expense.**

Georgina Bishop

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