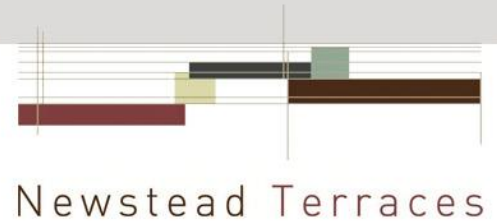


Newstead Terraces News

June 2021



OZCARE SITE PROGRESS



I have made a little video for you all to experience our daily LIFE with the construction site.

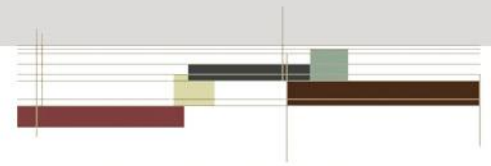
If you put this link into your web browser you will get a small glimpse into live at Newstead Terraces. The opening image is this image on the left.

<https://youtu.be/rqAcgHrYrQI>

I made this video to demonstrate to an offshore owner of a property in Evelyn Street why I had been unable to increase the rental return on their property. A difficult thing to know unless you are on the ground. Especially in light of a recent courier mail article telling us how much rents are increasing in Brisbane. – which they are in properties not affected by construction like this. It is true rental enquiries are on the rise, but the amount of the rent still has to be correct for the building and circumstances to secure a tenant.

SOUTH EAST QLD SUBURBS WITH THE LOWEST HOUSE VACANCY RATES			
SUBURB	POSTCODE	MEDIAN RENT	HOUSE VACANCIES AS OF MAY 30, 2021*
Newstead	4006	\$n/a	0
The Gap	4825	\$n/a	0
Tennyson	4105	\$n/a	0
Eagle Farm	4009	\$n/a	0
Mt Gravatt East	4122	\$4701	0
Brisbane City	4000	\$450	1
Seven Hills	4170	\$1250	1
Chelmer	4068	\$825	1
Gordon Park	4031	\$440	2
Yeerongpilly	4105	\$550	2
Bowen Hills	4006	\$1150	2
Lutwyche	4030	\$525	2
Nathan	4111	\$593	2
Nundah	4012	\$620	2
Rocklea	4106	\$433	2
GOLD COAST			
Advancetown	4211	\$670	1
Alberton	4207	\$380	1
Bundall	4217	\$695	1
Cedar Creek	4520	\$650	1
Currumbin	4223	\$1250	1
C'bin Valley	4223	\$575	1
C'bin Waters	4223	\$1200	1
Hollywell	4216	\$590	1
Lower B'mont	4211	\$470	1
Main Beach	4217	\$1500	1
Reedy Creek	4227	\$690	1
Stapylton	4207	\$260	1

Generally, we have experienced an increase in rental returns enquiries in line with the rest of Newstead, and reduced vacancy between tenancies, we just need a realistic approach to the construction. Piling is to finalize end of July.



Newstead Terraces

REQUEST FOR INCREASED FREQUENCY IN BALCONY WASHDOWNS FOR EVELYN ST UNITS

I have been approached to implement weekly washdowns on Saturdays for the Evelyn Street wing to cope with the increased dust from the construction. Would all the residents with balconies on the Evelyn Street side please email me with your thoughts. We will go with the majority decision. I am sending the newsletter out a little earlier this month to get the feedback in time for the committee meeting on the 1st. Please let me know if you prefer weekly, fortnightly or monthly scheduled hose downs?

THEN AND NOW. IMAGES FROM 2008

Cleaning up my computer files this month, I found these images of the complex taken by the onsite manager in 2008, on the left, and I took a few this week (on the right) to show you the difference 16 years has made.



ARAMA Long Term Resident Manager of the year FINALIST AGAIN.

Thanks everyone for your support with positive messages on the website and google reviews. I have been selected as a finalist in the industry awards recognising outstanding complex managers. The final judging happens in July and the winner is announced at the end of July. This is my second time as a finalist. It would be such a great feather in our cap if our building came in as the winner.

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

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