

Newstead Terraces News

October 2021



OZCARE SITE PROGRESS



The towers are starting to come up out of the ground now. The cement trucks are there most mornings in Evelyn Street and it is noisy but they are there only in the mornings. It feels like they are doing a new floor every few days!

NEW RESIDENTIAL TENANCY LAWS – PETS & EMERGENCY REPAIRS

Not in effect yet, but expected to be law within in 6 months. **LANDLORDS PLEASE NOTE:-**

Pets (ch 3, pt 1A)



Approval for pets is still required but lessors (landlords) will only be able to say **NO** on **prescribed grounds**.

Deemed approval if no response within 14 days or if a lessor does not respond or response does not comply.

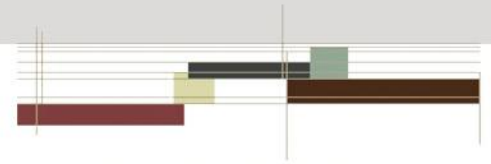
- Keeping the pet would exceed a reasonable number of animals being kept at the premises
- The premises are unsuitable for keeping the pet because of a lack of appropriate fencing, open space, or another thing necessary to humanely accommodate the pet:
- Keeping the pet is likely to cause damage to the premises or inclusions that couldn't practicably be repaired for a cost that is less than the amount of the rental bond for the premises:
- Unacceptable risk to the health and safety of a person. Example, venomous pet;
- Keeping the pet would contravene a law;
- Keeping the pet would contravene a body corporate by-law;
- Tenant is not prepared to consent to a condition.

Pet Approval Conditions

Lessor's approval for the tenant to keep a pet at the premises may be subject to conditions.

Examples:

- If pet is not a type of pet ordinarily kept inside – a condition requiring the pet to be kept outside at the premises;
- If a pet is capable of carrying parasites that could infest the premises – a condition requiring the premises to be professionally fumigated at the end of the tenancy:



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- If a pet is allowed inside the premises – a condition requiring carpets in the premises to be professionally cleaned at the end of the tenancy

Pet Damage – excluded from fair wear and tear.

No Pet Bonds allowed.

Emergency Repairs

- Examples of emergency repairs include a burst water service or a serious water service leak, a blocked or broken toilet, a gas leak, a breakdown of the gas, electricity, water supply or other essential service.
- Under the Bill, **emergency repairs includes minimum housing standards**
- If an emergency repair is required and the tenant is unable to contact the property manager/owner or the nominated repairer, the tenant may arrange for a suitably qualified person to carry out the emergency repairs up to the value of 4 weeks rent (currently 2 weeks).
- **Not tiered or capped**
- Lessor or PM **must** nominate repairer



PLEASE NOTE THE CHANGE IS THE TENANT CAN ARRANGE REPAIRS UPTO THE VALUE OF 4 WEEKS RENT!

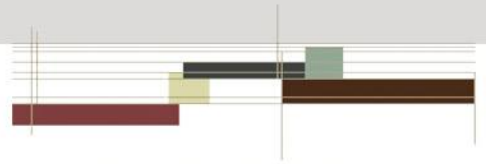
SMART WATER METERS AND ELECTRIC VEHICLE CHARGING

I was invited by Archers body corporate to attend a seminar on bulk utilities charging and was able to double check our recent decision to not upgrade our water meters to smart meters. I believe we are still correct to not upgrade yet for the following reasons.

The actual portion of your water bill that relates to water usage is the smallest part of the charges. You are charged for infrastructure, sewerage and various other fixed charges which are not impacted by your actual consumption, but there are potential savings to be made. Don't forget you still need to contribute to the common area water consumption. There is no escaping that.

A smart meter does allow you to monitor and adjust your consumption and potentially reduce your water bill, however what they don't tell you is how much it is to install a smart meter. A plumber is required to insert the meter into the pipe out on your terrace – located in the aircon and hot water cupboard. Installation is about \$1000, and then you need to employ a meter reader and a billing company to determine what your bill is and add your percentage of the common area water bill. It will take years of savings to offset the costs.

Conclusion - until the cost of installing a smart water meter comes down it is still not cost effective to pursue this. I will continue to revisit it and when it becomes more viable – we can jump on the conversion train at this point in time.



What was interesting was the discussion and progression on the topic of electrical vehicles charging in strata communities. Newstead Terraces

New buildings as in very recently constructed building, are catering to the increasing demand for electric vehicles charging stations in the garages. Older buildings like our have some hurdles to jump through.

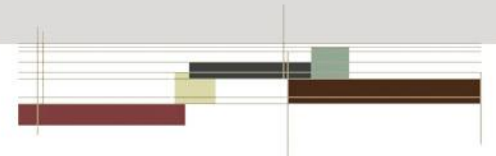
1. **CAPACITY** this refers to the infrastructure installed when the building was built and the amount of electricity that comes to the building. There is always a little bit of extra capacity but by the time you install 2-3 charging stations all the capacity is used up, and one more station results in shorting out the whole building.
2. Setting up charging stations in the visitor's carpark. Might be a good idea, but when 5-6 people come home from work and wish to charge their cars from 5-30pm to 8.00am on the 3 stations the building has the capacity to support – how do you manage the allocation of time and spots. What happens to the visitors who can't use the 3 carparks on permanent charging duties at night, and do you run afoul of the BCC planning department who have deemed that we must use those spaces as visitor carparks only. How do you charge for the electricity used and how do you prevent the neighbouring cars from running an extension cord to their car several bays away?
3. If you allow the first 3 Electric Vehicle owners to convert their carparks to have the capacity to charge their cars, at their cost, installing security on their outlet and a meter on the outlet to calculate how much they need to pay for the electricity used (allow several thousand \$ for the installation of 3 phase power to each carpark – and bad luck if your carpark is far from the sub meter), then when resident N04 arrives and wants to do the same, there is no more capacity left to offer another spot.
4. The community is then faced with an infrastructure upgrade. I don't want to be alarmist, but I am hearing around the town that some of these upgrades are up to \$1m to install. We are getting estimates on how much it might cost so that we can consider this in our upcoming budget meeting. Early indications are that our complex would be much closer to under \$200 000. This expense is not in our sinking fund forecast but are we at the point in time when it really needs to be, so that by 2030 when 50% of us have electric cars we will be able to charge them when we are home.
5. **IMMEDIATE SOLUTION** – Go ahead and buy your electric car. You won't be able to trickle feed the recharge at night from your garage just yet, but we are extremely lucky to have the fast charging stations at Emporium and a charging station behind Liquid Laundry in Austin Street. A heads up, You do need to book in at Liquid Laundry station first.

Your committee are chasing information on our capacity levels and costs to upgrade our facilities – they are forward planning so that our community will not be caught short as more electric vehicles arrive in our garage.

CONTAINERS FOR CHANGE

Thank you everyone who is diligently contributing their recyclable containers for change. Ugyen reports that this month he sent \$300 back to Bhutan for distribution to a remote school for stationary supplies. He has sent photos of our building and a little bit about our community to the school so that the children know where the funds are coming from and who is thinking about them. Ugyen tells me he is holding a little back each month because he plans to be able to buy a pick up truck to donate to the local version of RSPCA. The RSPCA doesn't officially exist in Bhutan, but a Swedish lady has set up a program that locals are involved in to rescue animals in need.

You can see more about the organization that distributes funds to the schools on their facebook page. Mom at School. I have screen saved the article about Newstead Terraces below, but please go onto the site and see what they are doing in Bhutan.



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Mom at School

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Mom at school would like to thank Mr. [Ugyen Wangdi](#) working in a building management firm in Brisbane Australia for donating. Nu.15,000/- He has taken the initiative to collect and exchange recycling wastes such as empty cans and bottles with which he donates to various organisations in Bhutan.

The residents at 20 Newstead Terrace, Brisbane are very happy with the initiative and have been actively taking part in it and Mom at School would like to acknowledge the residents of 20 Newstead Terrace, Brisbane for acting their part in cleansing the environment as best as they can while helping organisations such as ours achieve our goal to help under privileged children in Bhutan.

Photo credit: Ugyen Wangdi

This is for the update information to team mom at schools and members of mom at school



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