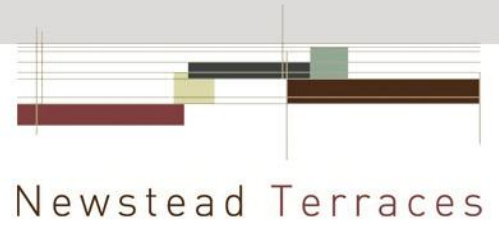


Newstead Terraces News

February 2022



OZCARE SITE PROGRESS

**Note the flood wates in Evelyn Street, taken at 10.30am
1-3-22**

A BLAST FROM THE PAST.

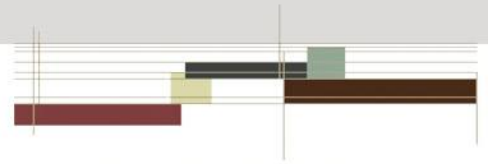
The corner of Austin Street and Newstead Terrace
Circa 2005 and 2022.



PAINTING THE BUILDING!

Newstead Terraces is due a new coat of paint in 2024/2025. Some of our residents feel that is time to change the colour scheme. With that possibility in mind, I am looking for a group of residents to form a working group to come up with colour suggestions. This group will report to Georgina, who will forward their findings to the BC committee. We have a year to consider viable options, have information evenings and do consultation with all residents/owners to determine in a democratic way what colours the majority believe our building should be for the next 10 -15 years. Something to keep in mind is that if we go a lighter colour, it will require more coats of paint to get good coverage. Obviously more coats require more paint and more labour. Just something to keep in mind.

If you are interested in being part of this working group, please let me know via email.



DOG'S AND OUR PATCH OF LAWN AT THE FRONT ENTRY

Newstead Terraces

This month I am asking all dog owners if they could take their dogs across the road to pee rather than on the lawn at our front entry. I am trying to get the grass green and lush, but fighting a losing battle to the yellow patches. I understand it is not just Newstead Terraces pooches marking the lawn, but neighbouring dogs will go where our dogs have been, so if we change a habit, hopefully others will follow.

There is also a product that can help take the sting out of the pee! One of our residents swears by the success of this product.

Just thought I would share the link / details of the rocks I'd mentioned, as this may be an alternate / more sustainable solution to improve the aesthetic of the grass outside our lovely building.

<https://www.petcircle.com.au/product/dog-rocks/>

- 🐶 100% Natural & Safe for Dogs
- 🐶 Prevents Yellow Lawn Burn Everywhere (instead of just re-locating the issue elsewhere)
- 🐶 One of the cheapest things you can buy at the Pet-store surprisingly (\$9.99 here)
- 🐶 Could also help everyone's Balcony-Plants
- 🐶 Saves encouraging dogs / owners to run across the road when busting

"Tried and tested on 6 lawns so far between myself and my friends, and these rocks have been a lifesaver in keeping grass looking nice. Always surprised by how little people know about them!"

OFFICIAL CONSTRUCTION TIME LINE FROM OZCARE AND HUTCHINSONS



Date: 16/02/2022

Target Dates	Milestone Activities
June 2022	Completion of North & South Tower structural works
July 2022	Dismantle of South Tower crane
Sep 2022	Dismantle of North Tower crane
Jan 2023	Completion of building internal and external finishes
Feb 2023	Completion of external landscape finishes
Feb 2023	Project completion and handover

Weather permitting these dates above may change slightly.



(07) 3852 6928

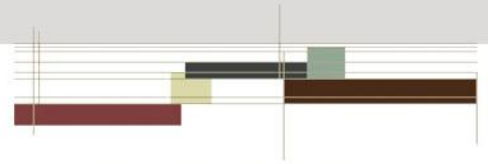
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Nessica Pty Ltd ATF The Nessica Trust
ACN: 14 960 631 236



Newstead Terraces

RENEWING YOUR CONTENTS INSURANCE?

A resident recently renewing their contents insurance was horrified at the huge jump in the premium. On shopping around they found similar prices, but digging a little further found that Alliance was prepared to offer a policy that allowed you to waive flood insurance, resulting in a quote that was nearly \$1000 cheaper.

Hopefully you too can save a little on your insurance premiums this year.

FLOOD UPDATE

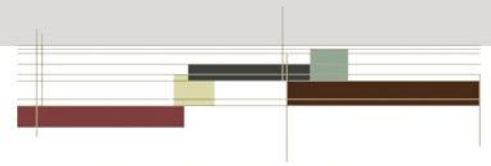
I write these newsletters in parts over the month, and it is funny to see that a week ago I was writing about flood insurance and this week we are flooded.

We are again cut off from the outside world, but this time we have not lost our electricity and the flood comes and goes with the tides. Monday morning, we reached a peak that saw waters lapping under the street entry gate of U03 – the same level as 2011. Again, this morning we have waters lapping under the door of Unit 3 in Evelyn Street. The tide is slightly less today than the peak yesterday and the reports are that we can expect this level every high tide for the next few days as Wivenhoe Dam is slowly emptied of its excess water.

I have taken a few pictures for you.

Austin Street 10.30am 1-3-22, you can see the debris line from yesterday's high water mark. Newstead Series residents were driving through shallow flood waters to enter the building.





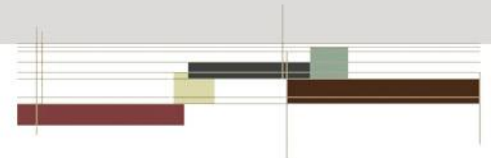
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Newstead Terraces



Yesterday a team helped clean the footpath of the residual mud and debris. It is very slippery to walk on and very smelly, you can imagine what is in this water in addition to the mud.

We are very fortunate that the only water ingress we have in the garages and the units is clean rainwater. This polluted water remains on the street.

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

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