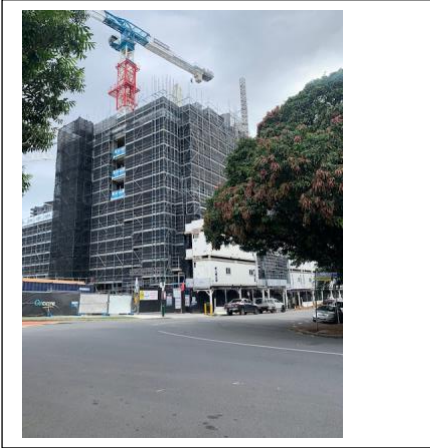
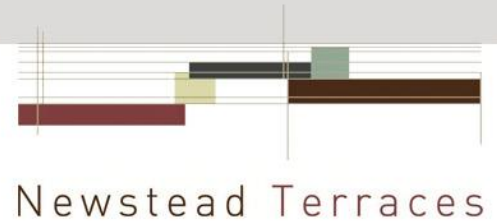


# *Newstead Terraces News*

## *March 2022*



### OZCARE SITE PROGRESS

The rain has not slowed up the progress next door.

### FLOODING, WATER INGRESS THE NEXT STEPS.

## WHAT TO DO WHEN YOUR BUILDING HAS BEEN INUNDATED WITH WATER

"A simple 4 step process of what to do when your building has been inundated with water."

1. ENSURE THE SITE IS SAFE
2. REMOVE ALL THE WATER
3. MITIGATE THE CHANCE OF MOULD
4. REPAIR THE BUILDING

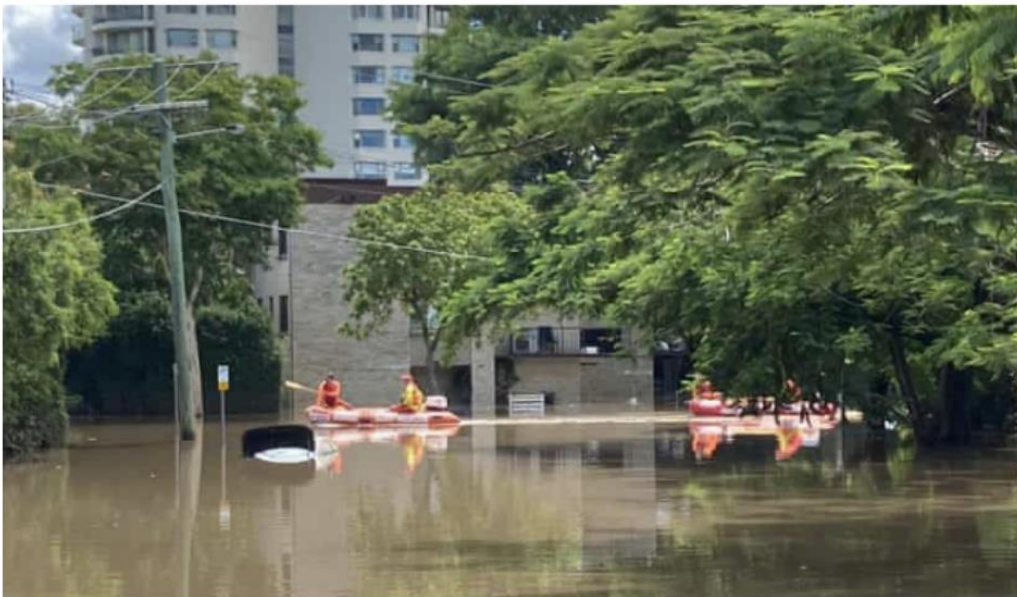


There is no shortage of information out there on what the next steps are and how we should be proceeding. What is not being talked about is the labour shortage, and the difficulty of getting someone here to have a look -

And to quote on what needs to be done.

We have followed the first two steps, and are working on step 3. Mitigating the chance of mould. Step 4 will happen as soon as it can. Fortunately for us at Newstead Terraces, the damage has been minimal and mostly cosmetic. It is easily repaired, which makes us a low priority in the work load list for contractors. Patience is required. I am chasing every couple of days for permission to get started on our work.

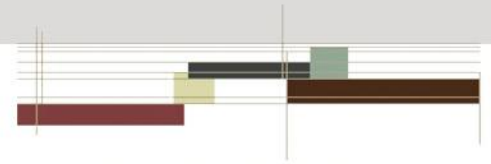
## HOW PROLONGED RAIN CAN AFFECT YOUR BUILDING



"Water leaking into the basement after heavy rain is a common occurrence. Water always finds a way, so basement waterproofing and adequate drainage are especially needed in cases where groundwater is likely to build up in the soil and cause a rise in the water table closer to the surface...."

So as long as we remove the excess water, ensure our drainage systems are working ( and we have had to replace two perimeter pumps that gave out during the days of 24/7 pumping they have had to do), we are as prepared as we can be, and have minimized any potential continuing damage.

For Now we are locked in a holding pattern with the insurance companies and can't move forward with repairs.



## Newstead Terraces

### Masterplan Lodged for Newstead Green with 8 Residential Towers, Community Spaces

You might be interested to see what is planned for the Eagers site West of Newstead Terrace.

[https://newsteadnews.com.au/masterplan-lodged-for-newstead-green-with-8-residential-towers-community-spaces/?fbclid=IwAR38XmT\\_H5NCWrddR\\_NrWpWRos4MObuHM-oQaf5VBQk-MkOSIgAY67QuKo](https://newsteadnews.com.au/masterplan-lodged-for-newstead-green-with-8-residential-towers-community-spaces/?fbclid=IwAR38XmT_H5NCWrddR_NrWpWRos4MObuHM-oQaf5VBQk-MkOSIgAY67QuKo)

### Breakfast creek green bridge and proposed bikeway path

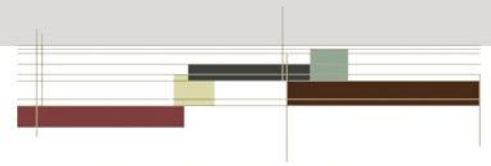
Residents should be aware that the proposed green bridge over Breakfast creek planning is well underway. What has recently come to light is that they are proposing on closing sections of Newstead Avenue and Newstead Terrace for a pike path. Carparks on either side of the street will be removed to allow construction of the bike path.

Stepping off the footpath and onto the street will now require dodging bikes passing at speed, and finding a vacant street park even harder.

Please have a look at the plan and if you have any concerns or objections – raise them with the BCC and the Village News. [editorial@myvillagenews.com.au](mailto:editorial@myvillagenews.com.au)

<https://www.brisbane.qld.gov.au/traffic-and-transport/roads-infrastructure-and-bikeways/green-bridges/breakfast-creek-green-bridge#documents>





Newstead Terraces

## RENTAL LAW REFORMS TO COMMENCE OCT 21

The Queensland Government has announced that the next phase of rental reforms will commence on 1 October 2022.

These reforms will:

- remove the option to end a tenancy without grounds and instead provide tenants and property owners/managers with a wider range of reasons to end a tenancy with appropriate notice
- introduce a framework for parties to negotiate renting with pets, including:
  - prescribed reasonable grounds for refusing a request to keep a pet (e.g. keeping a pet would breach laws or by-laws)
  - timeframes for property owners/managers to respond to any requests for a pet. If the property owner/manager does not meet these deadlines the request will be considered approved.

The Residential Tenancies Authority (RTA) administers Queensland's rental legislation and will continue to work with the State Government and renting community to ensure everyone has access to accurate and impartial information, resources, and education about the changes to residential tenancy laws.

### ***Rental reforms background***

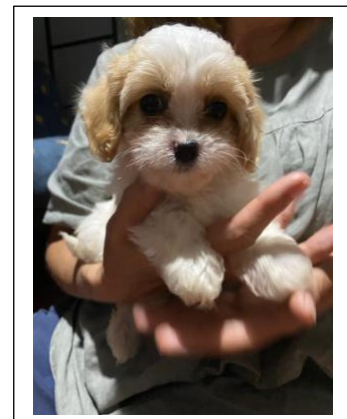
The Queensland Government's [Housing Legislation Amendment Bill](#) (HLA Bill) passed in Parliament on Thursday 14 October 2021 and became law on Wednesday 20 October 2021.

While the new tenancy legislation has become law since October 2021, the changes will be implemented in phases and **not all changes commence immediately**.

The legislation changes around renting with pets and ending a tenancy commence on 1 October 2022 and are the second phase of the Stage 1 Rental Reforms. The first phase, which introduced greater domestic and family violence protections for tenants and residents, commenced on 20 October 2021. The final phase of these reforms around minimum housing standards will come into effect in 2023–24.

HAVE YOU MEET BILLIE YET?

Doogles's replacement and our newest bundle of joy. A half-sister to Willow in U23., 2 ½ months her Junior. They have yet to meet. We must wait until Billie has had her shots on 12<sup>th</sup> April. She starts puppy School the week after that, to learn her best manners so that she can come to work each day and take on her role as chief meet and greeter at Newstead Terraces. She could ever replace Doogle, but Billie is filling the Void in our household and is much loved.



Georgina Bishop

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## Newstead Terraces

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