

Newstead Terraces News

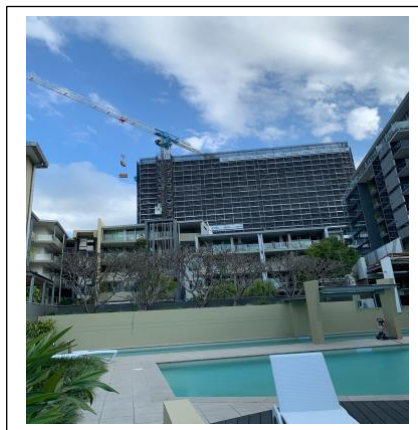
August 2022



OZCARE SITE PROGRESS

Towers over Newstead Series And Newstead Terraces

Both Newstead Series and Newstead Terraces have approached Hutchinsons about getting a contribution towards washing down the buildings at the end of construction. At this stage it is a firm NO.



MATTERS OF HYGIENE AND CLEANLINESS

Are everyone's responsibility in this community, however, recently there have been incidents of

- Dog poos left in common area walkways and puddles in the lift.
- Leaking Rubbish Bin trails – that can be tracked right back to your front door
- Coffee spills as we push the lift buttons and open doors

It happens, and no one wants to name and shame, but if you have left a trail or your best friend a deposit, please do the right thing and circle back to clean it up immediately.

WASHING DOWN YOUR BALCONY

Please be reminded that we do not have a scheduled wash down date.

It is not acceptable to get out the hose and wash down your balcony – because everyone below you gets wet and dirty and they don't like it.

The old -fashioned mop and bucket, bucket and sponge are the only currently accepted methods to clean balconies.

EXCEPT if it rains- take advantage of heavy rain and hose to your hearts content.

SPA AND POOL WOES

The spa is full of clean water at the moment, **but that is not an invitation to use it sorry.....**

We are doing more testing on the holding capacity, and still trying to identify where the leaks are.

With the filtrations system off, the spa is gaining water!

More testing is booked for 13th September.

The good news is that the leak in the big pool has been identified and repaired.

Your patience is much appreciated and thank you for staying out of the water during this period of investigation.

P (07) 3852 6928

F (07) 3852 6927

E info@newsteadterraces.com.au

W www.newsteadterraces.com.au

Unit 1/20 Newstead Terrace, Newstead Q 4006

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

QUEENSLAND'S RENTAL REFORMS: WHAT YOU NEED TO KNOW

The Housing legislation Amendment Bill 2021 was last year passed by the Queensland Parliament.

Key Updates: -

The domestic and family violence provisions came into effect (received assent) on 20 October 2021, but they largely replicate what has already been in place as part of the COVID-19 provisions.

Provisions 2 and 3 (outlined below) will come into effect on 1 October 2022.

Minimum housing standards (Provision 4 – outlined below) for new tenancy arrangements commence from 1 Sept 2023 and for all tenancies from 1 September 2024.

Although an improvement on the reforms that were initially proposed, these reforms are more in favour of tenants and reduces property owners' contractual rights.

Provision 1: Domestic and Family Violence

Domestic and family violence protections were created after the onset of COVID-19 and this bill seeks to make those protections enduring. These protections will enable a tenant who is experiencing domestic or family violence to bypass the usual requirements and financial obligations associated with terminating a lease. Victims of domestic and family violence will be able to terminate a tenancy agreement with only seven days' notice and those seven days of rent is all they will be liable for. Bond cleaning and reletting fees will all be at the landlord's expense.

Provision 2: Pets

Many tenants want pets and equally, many property managers and landlords don't want to deal with the potential issues pets can cause. The new legislation effectively eliminates a property owners' right to have a "no Pets" policy.

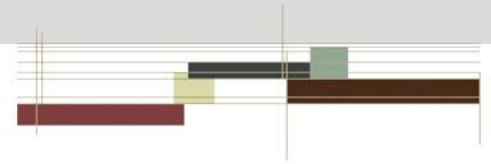
Tenants will still need to seek approval first, and the Landlord will then have the right to say no, but only on the basis of certain prescribed grounds. The government has introduced two key changes

1. Pet damage has been excluded from the definition of fair wear and tear. This means property owners will be able to seek compensation for damage that's caused by pets
2. Owners can now impose conditions in the approval of a pet and violating those conditions could potentially be a breach of the general tenancy agreement.

Provision 3: New Grounds for Termination

This provision exists to ensure that the property owner still preserves the right to end a tenancy after the culmination of a fixed term agreement. While the lessor no longer has the ability to end a tenancy without grounds, new grounds for termination have been established.

One of the new grounds is the fixed term tenancy is reaching the end of its agreed term, so that will now become an actual ground that an owner can rely on when they give a notice to leave. Other new grounds include if the owners want to sell the property or if the owner themselves want to move back in or a family member wants to move back in, or the property is to be developed. All of these grounds still require the fixed term tenancy to come to an end before they can be relied on.



Newstead Terraces

Changes to Periodic Tenancies

Property owners have lost the right to end a periodic lease by providing notice. Tenants have retained the right. Unless owners can establish limited prescribed grounds (such as the sale of the property), they will never be able to terminate a periodic tenancy. This reform will detrimentally impact tenants who are seeking maximum flexibility and would prefer not to commit to a fixed term tenancy.

Provision 4: Minimum Housing Standards

In an extension of Section 1 85 of the Residential Tenancies Act, which states a property needs to be in good working order before it can be inhabited, the property now needs to be waterproof, Locks on doors and windows need to work, Windows need to have some form of coverage on them. If there are kitchen and laundry facilities, they need to work.

New tenants will have 7 days to complete and return the entry condition report after moving in and tenants and property managers can authorise emergency repairs up to the equivalent of 4 weeks' rent.

When will the provisions come into effect?

Family and Domestic Violence provisions are already in play.

Minimum Housing standards from 1st Sept 2023

Pets, new grounds for terminating and changes to periodic lease come into effect 1st October 2022.

A REMINDER TO CHECK YOUR FLEXIBLE HOSES

Just a reminder to look at your flexible water hoses to the sinks in your apartment. These were located at Newstead Terraces this month.

To check – lie down on the floor and shine a torch up onto the pipes and check for rust.

Why check – because rust indicates a weak point on the flexible hose which will burst under pressure and flood your unit. They have a life span that is coming to an end and for the cost of the plumber to attend and replace them, is cheap insurance against making a claim for water damage when these pipes burst.

Here is an example of what to look for. If you see rust. Call Dave from Pipemaster Plumbing on 0410 567 351 and get him out to replace your rusted hoses.

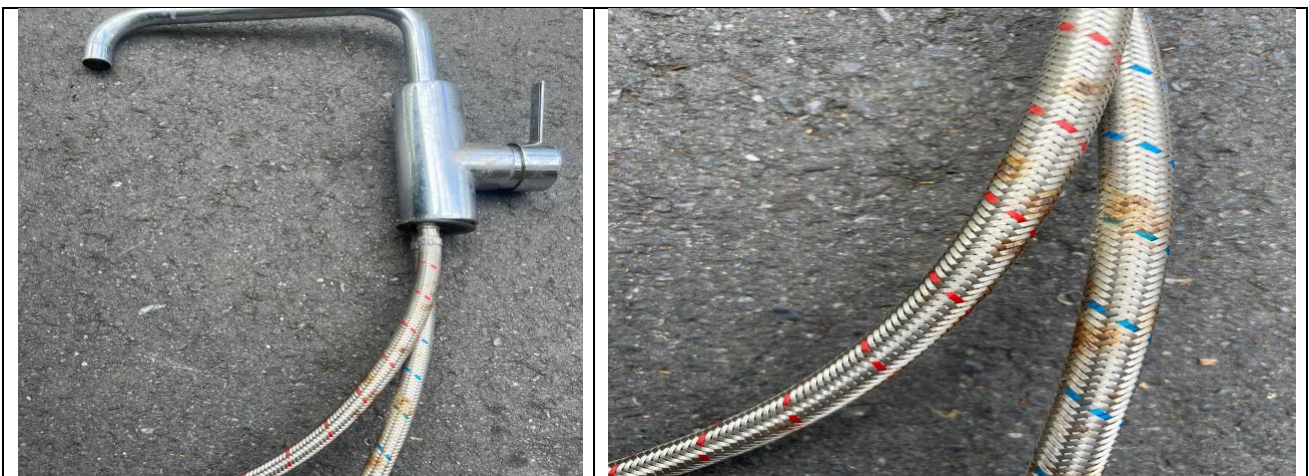


IMAGE FROM THE AIR 29-08-22

Todd from U52 a pilot took this photo whilst taking off from the new runway. He thought we might enjoy seeing our home from a different viewpoint. We are dwarfed by Newstead Series and the Ozcare building. Thanks Todd.



GEORGINA ON HOLIDAYS

I am taking off for a week of sailing around the Whitsunday islands. It was supposed to be from the 1st Sept, but some previous boat renters put the boat up on rocks, and we have had to scramble to find an alternative boat. The Holiday is now postponed to the end of Sept.

Ugyen has bravely volunteered to step up as the onsite manager for the week. His Mobile number 0449 790 056 should be your point of contact in an emergency. Ugyen will be here doing his usual cleaning tasks as well as answering the phone. Please be patient with him if he doesn't answer first ring. Its is always best to put your requests in an email.

Georgina and Billie.