

# *Newstead Terraces News*

## *December 2022*



### **BALCONY WASH DOWN SATURDAY 17<sup>TH</sup> DECEMBER.**

Each level is given **a one-hour time slot** starting at the top level so that the water and dirt follows gravity down to lower levels and no one risks getting their freshly cleaned balcony dirty again.

You are requested to stop as much water as possible going over the edge of your balcony by putting sponges etc into the scupper holes on your terrace and encouraging water to go down the drain on your terrace – even if this means pushing water uphill to the drain.

**Level Four 9-10am**

**Level Three 10 -11am**

**Level Two 11-12pm**

**Level One 12-1pm**

**Ground Floor any time after 1.00pm.**

**REMEMBER to move your precious items inside so that they don't get wet, dirty or damaged before 9am. Please do not jump the gun and start before your allocated time slot or continue past your time slot. Get your gear ready before you start so that you can spend your one hour really hosing. The success of this depends on everyone keeping to their time slot, being prepared in advance, and having fun!**

### **A REMINDER ABOUT GLASS AROUND THE POOL**

Its thirsty weather and a sip of something refreshing whilst bobbing in the pool is very appealing at this time of year, but please be reminded not to bring glass into the pool area.

One little piece of glass in the pool and the pool must be emptied and cleaned. A very very expensive task that you will be paying for if it's your bit of glass. Remember if it is your guest and they bring glass into the pool area, then you are responsible for the repairs and clean up, not your guest..... Just saying, spread the word or pay the bill.

### **EMERGENCY NUMBERS FOR THE CHRISTMAS BREAK \_ I'm away from 23 Dec to 3rd Jan.**

I am on call, but If for some reason you can't reach me and it's an emergency, these are the people I would be reaching out to. Remember they are on a Christmas holiday too, and the call out fees for them to leave their Christmas lunch will be hefty, so think first before calling. Can it wait? Can I resolve this with the help of a few neighbours? If not – dial away. And take photo's. The insurance company will want photos.

**PLUMBER DAVE 0410 567 351**

**ELECTRICIAN BOBBY 0417 769 998**

**INTEGRITY DOORS – ROLLER DOORS 3274 4177 \_ there is always the manual chain to use!**

**LOCKSMITH 32527872**

**P** (07) 3852 6928

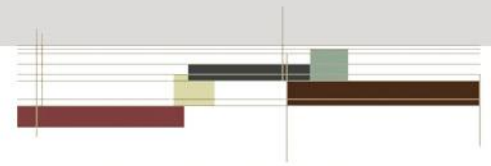
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Unit 1/20 Newstead Terrace, Newstead Q 4006

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ACN: 14 960 631 236



Newstead Terraces

**XMAS DRINKS REMINDER SUNDAY 18<sup>TH</sup> AT 4PM.**

BBQ area, BYO and a plate to share, dress festively.

**THE AGM FOR NEWSTEAD TERRACES IS 23<sup>RD</sup> OF FEB. YOU NEED TO VOTE!**

A big thank you to those outgoing committee members who have given their time and energy to managing the building over the last couple of years. We have been blessed with a very dedicated team of professionals who have done an excellent job.

This year we have a number of residents who have expressed an interest in being involved. Just so that you know who they are and what they might be able to contribute we have put together a little bio about everyone for you- in no particular order.

It is possible to select the same seven committee members as last year , or choose a combination you feel will best represent the interests of the building.

**Tony Ngo** (Unit 59) has ben on the committee for a few years and was a very able chair last year. Tony brings a quiet considered approach to being chair. Tony has nominated again as Chair.

**Kevin Yarrow** (Unit 12) an accountant with his own firm in Teneriffe. Kevin has served as secretary for many years now and has a formidable working knowledge of the complex. Kevin previously was secretary at the Cannery, so has some broad body corporate experience, and he keeps fabulous minutes.

**Allen Ryall** (Unit 8, 15, 42 & 48 – family connections in the complex). Obviously has a keen interest and love of the building. Allen was a founding member of Earnst Body Corporate Management with an accountancy background and sits on the BC committee for Park as well as Newstead Terraces. He brings a lifetime of experience in BC management and accountancy. His contributions have been invaluable. Allen has again nominated as treasurer.

**Ian Sawley** (Unit 9) has an electrical construction background and has been invaluable in deciphering quotes and making decisions about construction/building matters for the complex. We are very grateful for his considered opinions and his willingness to drop everything at work and race home to talk to trades about complex construction matters.

**Marion McMahon** (Unit 7) past chair for many years, was a school principal and more recently CEO of SPELD. Marion has wonderful people skills and a calm/balanced approach. Marion has been a very valuable contributor to the committee for many years.

**Lauren Grayson** (Unit 43) is an enthusiastic newcomer to the community, who has thrown herself into all aspects of living in Newstead. Many of you will knower her and her two boys they spread cheer through the grounds and halls of Newstead Terraces. Lauren has a military policing, education background and currently works in school administration.



## Newstead Terraces

**Jon Clow (U44)** Jon moved to Newstead Terraces early this year, following the downsizing trend many have followed. He lives with wife Karen and Tobi the Cavoodle. Jon has been running his own consulting business advising large corporate and government clients on business improvement as well as providing leadership coaching for the last 20 years. He is keen to support the body corporate to maintain and enhance the wonderful lifestyle we have here in Newstead Terraces.

### Mark Jackson (U13)

Mark spent most of his working life in the hospitality industry with international brands including Savoy, Intercontinental and Accor and managed large premium hotels in London, Bahrain, Malaysia and Australia. In addition he was a Director of an early stage company on the Sunshine Coast developing innovative hospitality software. Subsequent to his hotel career mark was Executive Manager of a Queensland membership organization providing strategic, financial and operational management. Mark is a keen cook and an avid watcher of most sports especially football (soccer).

**Sarah Zeljko (Unit 14)** ex lawyer, sits on a few boards around Brisbane. Has a cavoodle. Sarah is a relatively new owner but has had experience on bodies corporate and brings a legal mind to replace Andrew MacKenzie who is stepping down after a few years of service on the committee.

### SOME INTERESTING FIGURES RELEASED RECENTLY ON RENTAL RETURNS BY AUMR PROPERTY GROUP

SUBURB	HOUSES		UNITS	
	BUY	RENT	BUY	RENT
Newstead	\$788,723	\$470/wk	\$662,400	\$600/wk
Ascot	\$2,225,000	\$1000/wk	\$550,00	\$430/wk
Hamilton	\$2,119,422	\$760/wk	\$573,971	\$450/wk
Clayfield	\$1808,340	\$700/wk	\$489,610	\$380/wk
Lutwyche	\$1,295,079	\$475/wk	\$491,001	\$430/wk
Gordon Park	\$1 269, 305	\$600/wk	\$450,089	\$380/wk
Kedron	\$1.184.529	\$600/wk	\$457,721	\$385/wk
Banyo	\$875ff.609	\$550/wk	\$388, 265	\$280/wk
Nudgee	\$907, 714	\$600/wk	\$662,112	\$460/wk

A house in Newstead Costs more to buy, yet rents for less than a unit in Newstead. Most of the two bed unit holders in Newstead Terraces have purchased for around the published suburb average, those more recent sales a little bit higher. Our rental returns are \$650 a week for an entry level unit, with some two beds achieving up to \$800 a week.

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This Newsletter is being sent a few weeks early . There may not be another one for December.

I have not included a photo of the construction site next door. They go on holidays Friday 16<sup>th</sup> until the new year..... ENJOY the peace everyone.

**The Christmas Cakes** that get distributed to residents each year have a story behind them. I am not sure if I have shared the story, but this year seems a good year to do it.

I buy the Rotary Traditional Rum and Brandy Fruit Cake because a portion of the sale price goes back to Rotary to help eradicate Polo from the world. My Grandfather was a founding member of the Brisbane City Rotary Club, and my father was a president and district governor of Rotary. They with The Brisbane Rotary club have worked over the years to raise funds to support vaccination against Polo in the remotest parts of the world. Until a few years ago the battle had almost been won, with a few cases still surfacing in remote parts of Afganistan , but sadly with the anti vax campaign in America, Polo has again reappeared in America- so the fight goes on.

Next year if you would like to give the Polo fighting Christmas cakes as corporate gifts to those people in your world, I would be very happy to assist you in sourcing and supplying the cakes to you.

Wishing you all the best for Christmas, may it be filled with loved ones and happiness, and a safe New Year.

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