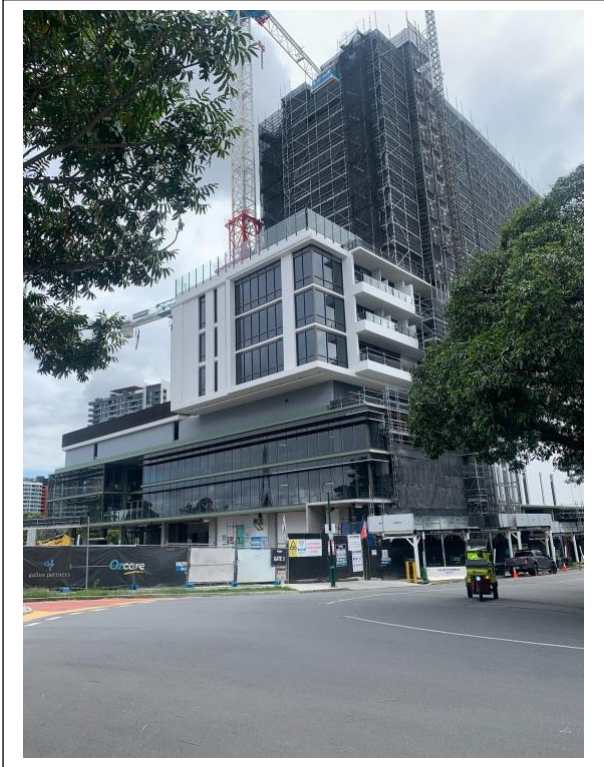
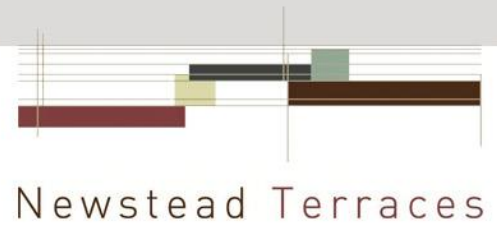


# Newstead Terraces News

## October 2022



### OZCARE SITE PROGRESS

This months update.

### Security

There have been a number of reports in social and mainstream media about security issues – break ins, thefts etc. – in our area , particularly in carparks. Please ensure that cars are locked - spare car keys and apartment access fobs and keys should not be left in cars.

Securing bikes, other sporting equipment and storage lockers will also assist– we should try to develop a reputation as being very security conscious in Mariner's that may go some way to discourage would-be thieves.

As always be aware of facilitating access by not closing external doors and gates behind you and being tailgated through the garage doors.

### GOOD NEWS ON THE COMMON AREA ELECTRICITY FRONT – FROM WATT UTILITIES.

As part of our service, we provide tariff assessments every 6 months to ensure that you are on the best possible tariff.

I am pleased to report that you are currently on the cheapest tariff available. I will continue looking for any saving opportunities for your site and keep you posted on any changes.

### CONGRATULATIONS TO NICK AND TABITHA UNIT 37, WELCOME HAYLEY U37

Nick and Tabitha have successfully sold their unit and are moving onto bigger things as their family grows. We will miss them around the complex and wish them well for the future. Hayley is moving into U37 at the end of November and will be joined by her dog Reggie in December. I am sure everyone will make them feel welcome.

### THE SPA

I had such high hopes that the Leaky Pool guys were going to be able to fix the spa pipes on their visit on 27<sup>th</sup> October, but the pipe that is broken was just too far underground and under too many

Pipes to be reached. Plan "B" is now in play and the team will return one Saturday soon to dig a trench and replace the pipe with an entirely new one.

Thank you to Ian Sawley from the committee who raced home from work to consult with the Leaky pool consultants and work on the plan B.

The committee have agreed to the new quote and we are in the queue for the boys to return and complete the work.

### UGYEN'S VISA REQUIREMENTS

Ugyen is required to take on more study to facilitate his stay in Australia, and is also required to reduce the number of hours he works. This sudden change will have an impact on the domestic (unit) cleans he was doing. We are both scrambling to find alternative cleaners to meet our rostered requirements, both in the common areas and in the domestic areas. Please bear with us as we adapt to these changes and get working schedules back up and running.

### PAINT COLOURS AT THE BUILDING FRONT ENTRY

Those of you living at Newstead Terrace will have had an opportunity to view the two colour schemes that will be going to vote at the AGM. They have been refined by months of consultation with the paint committee and residents that had an opinion to offer and the result is

1. Australian Gum Greens which is the closest to the colours we already have, but refreshed
2. A variation on grey.

Painting of the building is looking to be scheduled in the second half of next year.

### INSURANCE WORKS FROM THE RAIN EVENT FEB/MARCH THIS YEAR

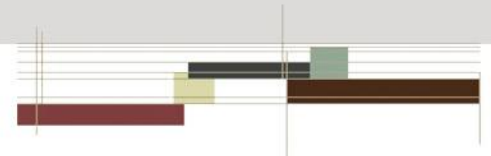
There has been some movement on the insurance claim lodged in March for the damage caused by the rain event in Feb/March this year. The claim has progressed to a level where a builder has been appointed. We just don't have a start date for the builder to attend yet.

The insurance process and the tracking of the water ingress sources has been a trying and long winded affair. Thank you all for your patience. Short of paying for the repairs personally, there has been no faster way to get this issue resolved.

### XMAS DRINKS DEC SUNDAY 11<sup>TH</sup> 4.30pm in the BBQ AREA- SAVE THE DATE!

Everyone is welcome to join in the building Christmas Drinks at the BBQ area on Sunday 11<sup>th</sup> Dec. Please bring a plate to share and something to drink, dress festive and have a chat with your neighbours for an hour or two. I look forward to seeing you there.

Georgina and Billie.



## Newstead Terraces

**P** (07) 3852 6928  
**F** (07) 3852 6927  
**E** [info@newsteadterraces.com.au](mailto:info@newsteadterraces.com.au)  
**W** [www.newsteadterraces.com.au](http://www.newsteadterraces.com.au)

Unit 1/20 Newstead Terrace, Newstead Q 4006

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