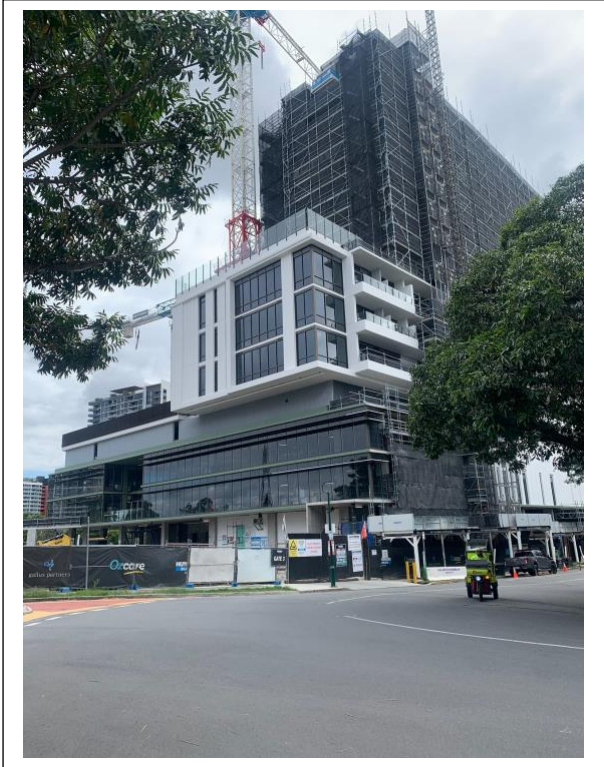


# Newstead Terraces News

## September 2022



Newstead Terraces



### OZCARE SITE PROGRESS

Work has now commenced on the second tower behind the one in the foreground.

Trades tell me that we are still on track for completion in March 2023.

### WASHING DOWN YOUR BALCONY

Two dates have been scheduled; the **8<sup>th</sup> October** and the **18<sup>th</sup> December**.

Starting on Level 4 at 9am, Level 3 - 10am, Level 2 - 11am, Level 1 midday, ground floor after 1pm.

Please remember to keep to your time slot or those below you will be unhappy.

Go wild with the hose, this is your opportunity!

Remember if it rains- take advantage of it and hose to your hearts content.

### A REMINDER TO CHECK YOUR FLEXIBLE HOSES

A few Rusty pipes have been located. If you have not checked please do so.

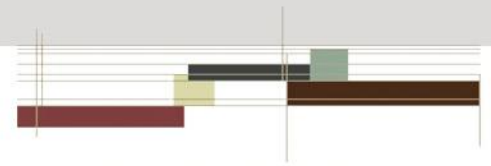
Here is an example of what to look for. Tenants if you see rust please contact Georgina, Owner Occupiers please call Dave from Pipemaster Plumbing on 0410 567 351 and get him out to replace your rusted hoses.



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Unit 1/20 Newstead Terrace, Newstead Q 4006

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



Newstead Terraces

## FOR LANDLORDS, NEW MANAGEMENT AGREEMENTS

Everyone is by now aware that we have had some significant changes to the residential tenancy laws that are coming into effect on 1<sup>st</sup> October. Each month I have highlighted the changes and put into effect the systems we need to deal with those changes. This month of OCTOBER I am updating all our management agreements to reflect changes in the emergency maintenance rules.

First change – in an emergency a tenant has always had the authority to spend up to 2 weeks rents authorizing emergency repairs in the event they can not contact their property manager. Now a tenant may spend up to four weeks rent.

Secondly, you must specify trades to be used in an emergency, and those trades must be listed on the lease agreement. Your new PO6 management agreement will list those trades.

In the past at the tenant induction

We ask that the tenant contact management first in an emergency so that we can determine what needs to be done and the best tradesman to call. The last thing we need is Uncle Bob who is a bit handy to be called out by a tenant over the weekend to do the best he can to fix the problem and charge two weeks rent for it. If a tenant can't reach onsite management, they are provided with the phone numbers for our electrician and plumber and other approved trades.

If a tenant can spend four weeks rent in an emergency, but I can only spend two weeks, the tenant has no reason to go through us and we lose control of the situation.

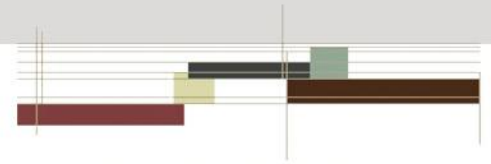
The advantage of specifying the trades we work with is that

1. They are familiar with the property and can often advise tenants what to do to ease the problem/prevent further damage until the next day or they can get onsite.
2. They look after us on the \$ knowing that if they over charge, they jeopardize their ongoing business with us.
3. We can be assured of the quality of their workmanship.

In an emergency, these are three very good reasons to use trades we know and trust.

We ask that you sign the new PO6 management agreement when it comes out to you and return it urgently, authorizing Nessica Pty Ltd to spend up to four weeks rent on repairs in an emergency. (You all already know that I will call you first if I can). And that you formally approve the use of our qualified and trusted trades listed in the agreement.

We have many PO6's forms to generate. It will take a few weeks to get them all done, so please keep an eye out for yours when it arrives.



## Newstead Terraces

### GROUND FLOOR BALCONY THEFT

Please be aware, a ground floor unit had a scooter stolen from their balcony mid-month. It is easy to jump the fence and get onto the balconies. Please don't leave anything easily stolen and valuable out there to tempt a would be thief.

### SPA UPDATE

Progress is being made! We have found an elusive leak just on the other side of the pump room wall, approx. 1 ½ meters under the soil at the western end of the lap pool. Of course, it is the bottom most pipe which means risking further breaks, whilst trying to dig down to it. So we're are going to core drill and insert a new line higher up.

We don't have a date booked yet to start work, but we are in the queue. The next step will be retiling and regrouting the spa before we fill it again.



### Spring blooms.

I couldn't resist including these recent photo's.

I think the deck area planting is really looking healthy this spring. Helped by the rain this winter and lashings of dynamic lifter. It has been worth the pong.

I am also loving the new softer grey colouring on the cushions.



## ANNUAL FIRE DOOR INSPECTIONS FRIDAY 7<sup>TH</sup> OCTOBER 101M -1.00PM

It's that time of year again and our fire doors must be inspected and signed off on for our insurance policy to be approved and renewed.

The process is fast, they are opening the door, marking the compliance plate in the door frame, checking the door is working, and undamaged and then they move on.

You don't have to be home unless you want to be there. All the fire doors in the complex take about 3 hours to check, so they could be at your door anywhere between 10 and 1.

## BUILDING PAINT COLOUR SELECTIONS – HPDATE.

Building paint colour – 3rd consultation email @ September 2022

Dear Friends and Neighbours

Thank you to everyone who took the time to review the initial 4 building colour scheme proposals and respond with their preferences and feedback in August.

Your 2 favourites were Option 1 (Australian gum greys) and Option 2 (Grey tones.)  
These were preferred to options 3 and 4 by a large margin.

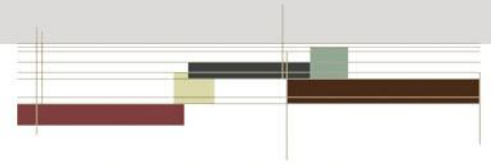
Due to community feedback, our colour consultant Lisa Harragon ( [www.colourwheels.net](http://www.colourwheels.net) ) returned on 19<sup>th</sup> September to review the 2 most popular colour schemes in both the sunny and shady areas of the building and fine-tune them. We also requested more detail and images of the external appearance of the building and a close up of a balcony / courtyard.

Lisa's updated recommendations for our building will be on display at the front door.  
Before voting papers for the AGM go out in December, the barbeque area will be painted in the 2 colour schemes so you can see the colours on site.

We acknowledge that change can be challenging, but are confident that either of the 2 building colour scheme proposals from Lisa will preserve our buildings' unique style and maintain its value and appeal.

Sincerely  
Building paint colour advisory group

Small samples below to wet your appetite!



# Newstead Terraces



Original Image



Please note that colours shown on screen or print may not display the true colour. Please confirm your colour choice with sample pots.

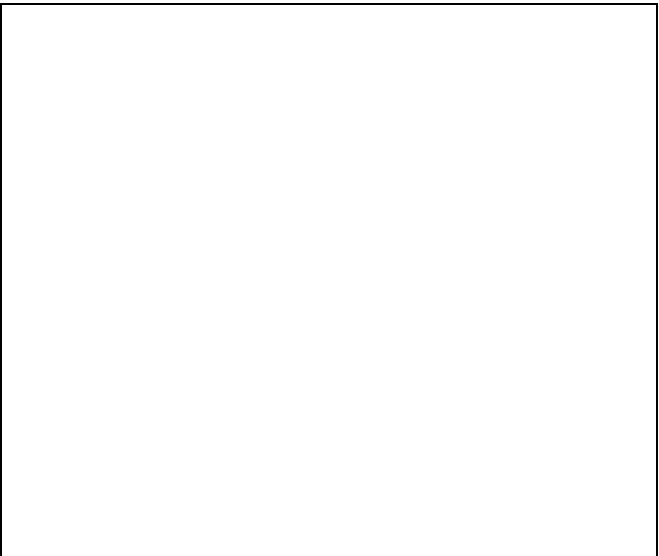


Option 1



Delux McGinley
Delux Viridis
Delux Baltica
Delux Black Caviar

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Option 1



Delux McGinley
Delux Viridis
Delux Baltica

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Option 2



Delux Snowy Mountains
Delux Timeless Grey
Delux Castleciff
Delux Black Caviar

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Option 2



Delux Snowy Mountains
Delux Timeless Grey
Delux Castleciff

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