

Newstead Terraces News

July 2023



BUILDING WASHDOWN COMPLETED

The building washdown has been completed. A massive thank you for your understanding and patience during this time. For the next few months, you will need to take advantage of heavy rainfall or do the old fashioned thing and mop your balconies.

ANNUAL GARAGE WASH DOWN. 9th and 10th of August

For the newest members of our community. We wash the entire garage out over 2 days each August. It is a bit inconvenient for residents because you need to find somewhere else for your car for a full day 8.00am to 5.00pm and entry to the garage is very restricted. We feel it is worth it and continue with the practise each August.

Carparks 1-70 (excluding 18-21) will be done Wednesday 9th

Carparks 72 – 119 (including 18-21) will be done Thursday 10th.

Garage sump pumps will be serviced over those two days as well in preparation for the coming wet season. This results in **mud splashing everywhere**. Best to move your car if you can.

Please **remove bicycles chained to sump pit surrounds**, make sure all items are cleared out of your carpark, and your **storage cages don't have anything that won't withstand a little overspray** in them. We try very hard not to get any water in storage cages, but there may be some spray drift.

Please note that driving in and out of the garage whilst the job is in progress is like walking on a freshly mopped floor before it is dry. Please don't. Give us a chance to get the job done well and respect the work we are trying to do.

ROUTINE INSPECTIONS OF RENTAL PROPERTIES 14th-15th of August

August is the month of routine inspections, and this year they will fall on the 14th and 15th. You should have already received an entry notice with the schedule. Please contact the office if you have not.

You have lots of warning and a full weekend to get those ovens clean and property well presented. I know you will all shine for this visit. Many thanks in advance for the effort you are going to put in. If you are flexible with the time your unit is inspected, please let us know, this will help create a little space in case of an unexpected surprise popping up.

WATER CONSUMPTION AND YOU!

You may be aware; Newstead Terraces water bill is a shared bill. A portion of the common area water is added to your water bill to share the costs. You may think that you can't influence the outcome of your water bill in such a situation, but we can if we pull together.

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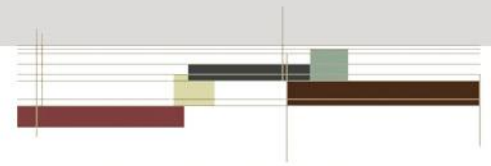
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Newstead Terraces

85% of your actual water bill is not from your personal consumption, a large part of the bill is due to infrastructure costs, but there is something you can do.

Each lot owner/resident should feel responsible for managing their water consumption and their individual contribution to water usage by:-

1. Please check to see if both your toilets are flushing cleanly – ie not running after they have been flushed. If they are, let's get the plumber in to fix this and save the water loss.

Dave – Pipemaster Plumbing 0410 567 351

2. Do you have the water saving ends still on all the tap water spouts in your kitchen, bathroom and laundry? Over the years the end fittings have become calcified and a lot of them have been removed. By repairing them and refitting them, you will reduce the water consumption.

3. Get the plumber in to check all your hidden pipes to the toilets and sinks are 100% ok. There are flexible pipes running behind the wall to your toilet and sink that are nearing the end of their life expectancy. When they break the effect is not minimal!

RCD TESTING – ARE YOU CCOMPLIANT?



Electrical Safety

RCD Safety Switch Testing - What you need to know

In Queensland, Residual Current Devices (RCDs) are required by law. Testing every 6 months is recommended to preserve their life-saving ability. We offer RCD safety switch testing as a no-hassle add-on to our smoke alarm service.

WHAT ARE THE LEGEL REQUIREMENTS IN QUEENSLAND?

Owners of residential rental accommodation must have safety switches installed in their rental properties. The penalty for landlords is a fine of up to \$1500.

Older properties built prior to 1992 are less likely to have safety switches installed: if you purchase a property like this, you are required by law to install safety switches within 3 months.

The Residential Tenancies Authority (RTA) recommends that old-styled switchboards are upgraded to the latest technology for better protection.

Safety Switches must be installed by a licensed electrician, DIY electrical work is illegal in Qld.

Please note all Landlords with a package for smoke alarm testing with either Smoke Alarms Australia, or Detector Inspector are tested automatically with the smoke alarm testing.

BUILDING MANAGER OF THE YEAR FINALIST 2023

Well, we didn't win, but were runners up behind the Oaks Group of building facilities manager. Stiff competition, but we gave them a run for their money. Thank you for your support and encouragement leading up to the award ceremony.



Georgina Bishop

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