

Newstead Terraces News

June 2023



BUILDING WASHDOWN SCHEDULED

The building washdown has been scheduled for the 10th until the 15th of July. This will include;

1. External window cleaning of inaccessible windows via rope access including
 - a. All non accessible windows
 - b. Wipe frames and sills
 - c. External side of glass balustrade
 - d. High level windows facing on ground floor villas.
2. Façade Wash via rope including;
 - a. High pressure clean of all non accessible painted and pre-finished surfaces removing dirt, grime, cobwebs and debris
 - b. Aluminium façade elements to be washed to remove dirt build up
 - c. All non accessible ledges to be pressured cleaned
 - d. All ground level areas to be washed and all residue fall out from the tower to be cleaned up
 - e. Inspect and provide photos of any building defects posing a safety risk.

Please note- while all efforts will be made to reduce overspray into balcony areas, in some cases due to building design this may be unavoidable. Balcony glazing, walls and/or furniture may be affected. Tenants/residents should make arrangements to remove items from balconies where possible.

BALCONY WASHDOWN SCHEDULED

Balcony Wash down has been scheduled for Saturday 1st July.

Level 4 starts at 9.00am, Level 3 at 10am, Level 2 at 11am and level 1 at midday. Ground floor can start any time from 1pm on. Please remember that this system only works if everyone sticks to their allotted time frame.

If you wash down your balcony at any other time, you will upset your neighbours.

Please remember to bring your washing or any water sensitive valuable inside during the time your upstairs neighbours are washing their balconies.

SAVE THE DATE – GARAGE WASHDOWN

Please plan ahead, the annual garage clean is booked in for August 9 and 10. For those new to the building, you will be required to find somewhere else to put your car for a day. Further details will be in circulated closer to the date. Cars not removed from the carpark will get dirty with overspray and drips from the ceiling. They also impede cleaning of the perimeter drains. Bikes chained to the sump pumps will need to be rehomed for the day.

TREE TRIMMING, MULCHING AND FERTALISING OF GARDENS

Thank you to all the residents who were onsite to give instruction and feed back on RiverCity tree trimming. The gardens have also been mulched and fertilised in preparation for the spring season.

NEWSTEADS NEWEST RESIDENTS



Introducing Ari the Labrador and Clio the miniature Schnauzer



MINDFULNESS OF ENERGY CONSUMPTION AND RESIDENT SAFETY

Over the past few weeks, we have repetitively found the sauna lights and BBQ GAS left on after use by residents.

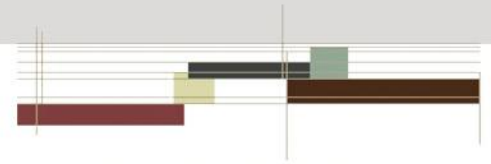
The BBQ gas is plumbed into the city supply and will not automatically shut off, this means the BBQ will continue to be hot until someone switches it off. This poses a significant risk to residents. Please ensure all handles are turned to the off position and do not let children play with the BBQ.

The sauna lights should be turned off as upon exiting the facility.

FINALIST AS BUILDING MANAGER OF THE YEAR 2023

Thank you everyone for your wonderful support over the last 12 years at Newstead Terraces. I am a finalist in the ARAMA Building Manager of the year. Winners to be announced 25th July. Fingers Crossed I can represent our building again In this National Award.





Newstead Terraces

OZCARE/RENDU TOWERS - A FINAL LOOK

Construction is nearly complete on the OZcare site in Evelyn Street.
For those of you not living in Brisbane, here is a view of what our neighbour looks like.



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