

With the arrival of some rain at the beginning of the month, came water ingress issues in the complex. Not all of them related to rain! On Tuesday 3rd October, I arrived at work at 7.00am to hear the high-water alarm in the rain water tank going. Not surprising after the rain, we experienced the night before. Traditionally I have been able to drain the rain water tank to a manageable level by running a tap and hose out into the street, but this didn't work. The pump in the pigmy room storage area had short circuited an automatic relay switch. It took several days to locate a part, and determine that the pumps inside the rain water tank, whilst running were not pumping water. Storage cages were flooded and the pigmy room turned into a swimming pool. Very disappointing to the owners of the cages whom lost some precious possessions to water damage. Three pumps in total had to be repaired and the rain water tank had to be drained to access the internal pumps, which provided a good opportunity to clean out 12 years of sludge from the bottom of the tank. On Wednesday afternoon, we had more rain. Great, the tank is refilling, but no the tank continued to leak. In addition to the problems with the pumps, it looks as though we have a hole in the bladder lining the tank. A new bladder has to be specially ordered. Delivery mid Nov, then hopefully dry conditions in the garage and lots of harvested water to be used in the common areas.



Lees Liquid waste sucking out the balance of the water and sludge from the tank. Note access via a VERY heavy cement hatch in the driveway which had not been opened in 12 years. The empty tank with sludge. Clean tank and 10cm of new rainwater. Both pumps had been knocked off the pipes and were lying on the floor of the tank. Now reconnected and serviced, and the inlet flow redirected so it doesn't directly hit the pumps.



Bubbles in the bladder feel like they are full of air, but it is water pushing the bladder up from the floor of the tank.

Photo taken whilst trying to locate the source of the leak. That is my foot poking the bubble.

The tank measures 6850 in length, 300 wide and 1830 high. I can walk around comfortably in there, but Dave the plumber bumps his head all the time!

Other water issues

In recent month's we have had two fridge water connections leaking, and the toilets have the hidden cisterns behind the tiled vanity. This area conceals pipes to the shower recess as well as a flexible water pipes to the toilets. We have experienced both the toilet hoses splitting and the pipes to the showers leaking. Tracking down the source of the water has been challenging and time consuming, but I think we are getting better at it with the extra experience.

The insurance claims on these leaks seem to be unnecessarily tricky. Various components of the damage are attributed to different insurance policies. For example, if your carpet gets wet due to a leak from an upstairs apartment, you have to claim on your contents insurance for the carpet. Damage to walls and ceilings is claimed by the upstairs apartment, but even this rule can vary a little depending on individual circumstances. What is clear is that patience is required in great quantities whilst it is all sorted out between the various parties.

CONGRATULATIONS TO JOSH & SAMMIE (U52) ON THE ARRIVAL OF LACHLAN

JACARANDA'S IN OCTOBER

Last month I wrote to you about some choices we were making with the Brisbane City Council to replace our fallen Leopard Trees and that some of the beautiful Jacaranda Trees on the Eastern side of the street were sick and dying. I am pleased to say that the Jacaranda tree on the corner of Austin Street and Newstead Terrace is performing to expectations and thriving. Unfortunately, not the case for one of the Jacaranda's in Newstead Terrace that had been earmarked for removal. I hope you enjoy the pictures.

We have had some success in getting the grass footpath regeneration going, despite regular complaints to council from a resident about our methods. After threat of a fine, I have had to remove the stakes and pedestrian's area again walking on the grass. Hope it survives!



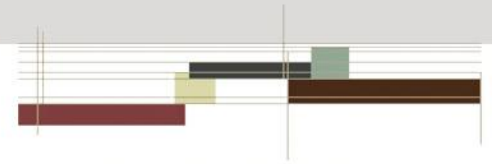
PROGRESS ON THE WESTERN FRONT.

On Thursday 12th October, the last slab was poured at Newstead Series. The constant roar of the concrete pumps in both Austin Street and Evelyn Street silenced. The cranes start to come down by Christmas and the scaffolding is starting to come off Evelyn Street. The side panels common with our building are to be painted in the coming month and we are waiting on an engineer's report before starting on the rectification works to the Austin Street Walkway and pool fence areas. Completion dates for Newstead Series being discussed are end of March 2018. Message from Developers below for more in-depth info.





NEWSTEAD SERIES



Newstead Terraces

Newstead Series Development Communique

PROJECT UPDATE FOR RESIDENTS OF NEWSTEAD TERRACES

Watpac topped out the last of the four towers in mid-October. This being the case, there will be no further deliveries of precast concrete panels to the Evelyn and Austin Street Work Zones. Residents will also notice a marked reduction in the frequency of concrete pumping activities being undertaken from our Work Zones with only minor concrete works remaining on the Level 1 Recreation deck and street frontages.

The external form of the four towers will start to emerge from behind the perimeter scaffold in the coming months. We will commence dismantling scaffold to the two Evelyn Street towers in early November with scaffold to the Austin Street towers being progressively dismantled as of early December 2018.

During the dismantling of the perimeter scaffold facing the Newstead Terraces western boundary, Watpac with the prior approval of the Newstead Series Building Manager, will arrange for a 'spotter' to be located in the Newstead Terrace property (along the western boundary) to ensure that Residents or visitors do not enter the area directly where scaffold is being dismantled.

Residents may have already noticed the painted pattern on the Newstead Series precast concrete panels facing your Loading dock. This painted pattern will be extended along the balance of the precast concrete panels along your western boundary. To undertake these works, Watpac will have painters operating out of a 'flying loading bay' suspended from the tower crane. The 'flying loading bay' will be positioned directly adjacent the external face of the precast concrete panels and as such within the Newstead Terraces' airspace. Again, Watpac will have a spotter present when these works are being performed.

Watpac has scheduled the dismantling of the tower crane fronting Evelyn Street prior to Christmas. These works are likely to be undertaken on 16 December 2017. A closure of through traffic in Evelyn Street will be required for these activities. The remaining two tower cranes fronting Austin Street are scheduled for removal in late January 2018.

Origin / APA have recently confirmed that they will commence the lead in of the gas service destined for the Newstead Series development in the week commencing 11 December 2017. These works will require Origin / APA to tap into the existing gas main located on the eastern side of Newstead Terrace and extend the service down Austin Street by way of in road trench excavation. These works will be undertaken with the necessary local approvals, permits and traffic management plans being in place. APA advise that these works are planned to be completed (and road reinstated) prior to 23 December 2017.

Newstead Terraces

For your information, the Newstead Series project is scheduled to 'shut down' for the Christmas / New Year period from 23 December 2017 through to 6 January 2018 with the works resuming on 8 January.

More details about the project can be found at www.newsteadseries.com

Have you ever viewed the Construction updates on the JGL Newstead Series site?: <http://www.newsteadseries.com/news/>, so worth a look!

RESIDENTIAL VACANCY RATES SEPTEMBER QUARTER 2017

It is interesting to track vacancy rates from 2008 through to Sept 17. My first month at Newstead Terraces was Dec 10, and the rental returns currently match what they were in 2010. If the market moves cyclically in 7-10 year cycles, then we are at the bottom of the cycle now and should be moving into an improving market soon. Population in Brisbane continues to increase, so demand for rentals must also increase.

Experts in the industry are saying that sales prices will not move upwards for another 12-24 months, as we still cope with the increased supply and low interest rates. I believe that the interest rate increase will flag the increase in sales prices and interest almost immediately. That said, it must also be said that I am no expert, just a very interested player with 10 year's experience in this street, and seriously in the market for a top shelf, second hand crystal ball, with a perfect track record! I would be so useful to everyone with a tool like that in my kit.

LGA	GREATER BRISBANE														TOURISM CENTRES											
	Greater Brisbane	Brisbane LGA	Inner (0-5km)	Middle (5-20km)	Outer Brisbane ²	Ipswich	Logan	Moreton Bay	Caboolture	Pine Rivers	Redcliffe	Redland	Mainland	Bay Islands	Gold Coast	Sunshine Coast	SD	Sunshine Coast ²	Caloundra Coast ²	Marioochy Coast	Hinterland ²	Noosa ²	Fraser Coast	Hervey Bay	Maryborough	Calms
JUN-08	2.1%	2.1%	2.6%	2.0%	2.1%	2.7%	1.3%	2.2%	NS	NS	NS	2.2%	NS	NS	3.7%	3.2%	NS	NS	NS	NS	NS	NS	8.1%	NS	NS	3.8%
SEP-08	1.7%	1.6%	1.3%	1.7%	1.9%	2.3%	2.3%	1.8%	NS	NS	NS	1.3%	NS	NS	3.2%	3.1%	NS	NS	NS	NS	NS	NS	5.4%	NS	NS	4.6%
MAR-09	2.6%	1.9%	1.9%	1.9%	3.1%	3.2%	2.8%	3.5%	NS	NS	NS	1.8%	NS	NS	3.4%	3.9%	NS	NS	NS	NS	NS	NS	10.4%	NS	NS	5.1%
SEP-09	3.8%	2.8%	3.5%	2.6%	4.5%	3.5%	2.6%	5.9%	NS	NS	NS	4.5%	NS	NS	3.2%	3.9%	NS	NS	NS	NS	NS	NS	8.5%	NS	NS	3.9%
MAR-10	2.7%	2.5%	2.3%	2.6%	3.0%	2.3%	2.3%	3.3%	NS	NS	NS	4.3%	NS	NS	3.9%	3.5%	NS	NS	NS	NS	NS	NS	6.3%	NS	NS	5.2%
SEP-10	2.8%	2.6%	2.5%	2.6%	3.0%	2.3%	2.3%	3.8%	4.9%	2.5%	2.8%	3.5%	NS	NS	4.3%	3.4%	3.1%	2.5%	2.6%	4.2%	5.1%	5.4%	5.5%	5.2%	4.4%	
MAR-11	2.3%	1.8%	1.6%	1.9%	2.7%	2.3%	2.2%	3.6%	4.3%	1.5%	4.6%	2.4%	NS	NS	3.6%	3.7%	3.6%	2.8%	3.0%	4.9%	4.0%	5.0%	5.1%	6.0%	3.8%	
JUN-11	2.7%	2.1%	1.6%	2.4%	3.1%	2.8%	2.7%	3.2%	4.5%	2.5%	2.8%	3.9%	3.5%	9.1%	5.2%	4.9%	5.1%	5.3%	4.2%	6.0%	4.1%	4.6%	2.3%	5.7%	3.7%	
SEP-11	2.4%	2.3%	1.4%	2.8%	2.5%	2.8%	1.8%	3.1%	5.1%	1.2%	3.9%	2.3%	1.7%	6.3%	4.5%	4.6%	4.5%	3.5%	3.2%	9.4%	5.2%	5.7%	3.6%	6.3%	3.1%	
DEC-11	2.5%	2.3%	1.9%	2.6%	2.7%	3.0%	2.5%	2.7%	3.3%	1.5%	3.1%	2.6%	1.8%	8.0%	4.2%	3.2%	3.2%	3.9%	2.2%	4.4%	3.5%	3.8%	3.8%	3.8%	2.8%	
MAR-12	2.2%	1.7%	1.4%	1.9%	2.6%	2.8%	2.3%	3.0%	3.4%	2.2%	3.9%	2.2%	1.6%	8.8%	3.9%	3.1%	2.7%	2.0%	2.3%	4.5%	4.8%	3.4%	2.6%	N/A	2.5%	
JUN-12	2.4%	2.1%	1.6%	2.4%	2.7%	2.8%	3.0%	2.6%	2.7%	2.2%	2.9%	2.3%	1.9%	5.4%	4.0%	3.3%	3.0%	2.4%	3.1%	3.5%	4.0%	2.9%	2.8%	3.1%	1.9%	
SEP-12	1.9%	1.7%	1.5%	1.9%	2.1%	2.4%	1.8%	2.2%	3.5%	0.9%	2.6%	1.4%	1.0%	3.1%	3.5%	2.5%	2.6%	2.8%	2.2%	3.2%	1.8%	3.0%	1.3%	4.2%	1.7%	
DEC-12	2.2%	2.0%	2.0%	2.0%	2.3%	2.1%	2.5%	2.5%	2.6%	1.2%	3.4%	1.8%	1.7%	2.2%	2.7%	1.7%	1.8%	1.0%	1.6%	3.6%	1.5%	3.3%	4.3%	3.1%	2.2%	
MAR-13	2.1%	2.1%	2.0%	2.2%	2.1%	2.1%	2.3%	2.4%	2.5%	2.2%	2.9%	1.2%	0.9%	3.9%	2.5%	2.2%	2.4%	2.0%	2.0%	3.1%	1.8%	2.9%	1.6%	3.6%	2.3%	
JUN-13	2.0%	2.1%	2.0%	2.2%	1.9%	2.6%	1.5%	1.9%	1.6%	2.0%	2.5%	1.5%	1.1%	4.5%	2.6%	2.1%	2.2%	1.4%	1.8%	3.2%	1.7%	2.8%	3.0%	2.7%	1.8%	
SEP-13	2.0%	2.3%	2.4%	2.2%	1.7%	1.7%	1.5%	1.9%	1.4%	1.9%	2.4%	1.4%	1.0%	3.9%	2.2%	1.3%	1.2%	1.0%	0.6%	2.4%	2.0%	3.0%	3.3%	2.7%	1.6%	
DEC-13	2.7%	3.2%	4.1%	2.8%	2.1%	2.1%	2.0%	2.0%	1.8%	1.6%	2.7%	2.4%	2.0%	5.2%	1.9%	1.1%	1.1%	1.7%	0.6%	1.9%	0.9%	3.4%	2.1%	3.7%	2.0%	
MAR-14	1.9%	2.3%	3.1%	1.9%	1.5%	1.8%	1.2%	1.5%	1.1%	1.0%	2.6%	1.6%	1.4%	2.5%	2.2%	1.2%	1.2%	1.3%	0.9%	3.6%	0.9%	2.5%	1.8%	3.1%	2.0%	
JUN-14	2.3%	2.4%	3.4%	1.7%	2.2%	3.0%	2.8%	1.7%	1.5%	0.9%	2.4%	1.5%	1.4%	2.6%	1.7%	1.2%	1.1%	0.9%	0.9%	2.0%	2.0%	2.5%	1.9%	3.2%	2.0%	
SEP-14	2.0%	2.3%	2.9%	2.0%	1.7%	1.6%	1.5%	1.8%	1.6%	1.9%	2.1%	1.8%	1.9%	0.9%	1.9%	1.1%	1.0%	1.2%	1.0%	1.8%	1.2%	2.1%	1.9%	2.4%	1.8%	
DEC-14	2.3%	2.9%	3.8%	2.4%	1.6%	2.5%	2.0%	1.2%	1.2%	1.0%	1.8%	0.8%	0.9%	0.4%	2.2%	1.1%	1.1%	0.6%	0.7%	1.9%	1.1%	1.9%	1.6%	2.3%	2.2%	
MAR-15	2.2%	2.5%	3.1%	2.2%	1.9%	2.4%	2.1%	1.3%	1.5%	1.0%	1.6%	2.4%	2.4%	N/A	1.3%	1.7%	1.9%	1.0%	1.9%	2.6%	1.0%	2.3%	2.1%	N/A	2.4%	
JUN-15	2.4%	2.7%	3.0%	2.4%	2.1%	2.8%	2.8%	1.4%	1.0%	1.6%	1.8%	2.3%	2.2%	3.8%	2.3%	1.6%	1.5%	1.2%	1.2%	2.3%	2.2%	3.8%	2.8%	4.6%	2.7%	
SEP-15	2.3%	2.8%	3.3%	2.4%	1.7%	1.3%	1.9%	1.6%	1.6%	1.3%	2.0%	2.5%	2.6%	2.3%	1.7%	1.3%	1.4%	0.9%	1.6%	1.5%	0.9%	3.3%	3.3%	3.4%	2.6%	
DEC-15	2.8%	3.1%	3.8%	2.1%	2.3%	2.5%	2.9%	1.9%	1.4%	2.9%	1.5%	1.6%	1.6%	2.2%	1.1%	1.3%	1.4%	1.7%	1.3%	1.6%	0.7%	3.5%	3.0%	4.0%	2.5%	
MAR-16	2.6%	3.0%	3.3%	2.5%	2.0%	1.8%	2.1%	2.2%	1.6%	3.3%	2.4%	1.7%	1.7%	2.1%	1.5%	1.5%	1.5%	1.2%	1.8%	0.9%	1.4%	3.2%	3.1%	3.2%	2.1%	
JUN-16	2.5%	2.8%	3.4%	2.3%	2.0%	1.1%	2.8%	1.7%	1.9%	1.8%	1.4%	2.3%	2.2%	3.8%	1.4%	1.4%	1.2%	1.0%	1.0%	1.6%	2.4%	4.1%	4.4%	3.0%	1.9%	
SEP-16	3.3%	4.1%	3.7%	4.5%	2.2%	2.1%	2.0%	2.2%	2.5%	1.7%	2.4%	2.2%	2.4%	1.5%	1.7%	1.5%	1.6%	1.2%	1.6%	1.9%	1.2%	2.9%	3.1%	2.4%	2.5%	
DEC-16	3.0%	3.4%	3.6%	3.3%	2.4%	2.4%	3.3%	1.8%	2.2%	1.6%	1.6%	2.7%	2.7%	2.4%	2.5%	1.4%	1.4%	2.0%	1.1%	1.5%	1.4%	3.3%	2.3%	5.6%	2.4%	
MAR-17	3.0%	3.7%	4.4%	3.1%	2.2%	2.0%	2.8%	1.6%	2.1%	1.3%	1.7%	2.5%	2.7%	2.0%	1.7%	2.0%	1.8%	2.0%	1.4%	2.7%	4.0%	3.9%	4.2%	3.7%	1.8%	
JUN-17	2.8%	3.3%	3.5%	3.1%	2.2%	3.1%	2.2%	1.7%	1.6%	2.1%	1.5%	2.6%	N/A	N/A	1.7%	1.5%	1.2%	1.3%	1.0%	1.7%	3.0%	2.6%	2.6%	N/A	1.8%	
SEP-17	2.9%	3.6%	3.7%	3.4%	2.0%	1.9%	2.1%	1.9%	2.1%	1.8%	1.9%	2.1%	N/A	N/A	1.9%	1.4%	1.4%	0.6%	1.8%	1.3%	1.5%	2.2%	2.2%	N/A	1.7%	

Figures are as at the end of the reporting month. All figures are collated by LGA unless otherwise noted (eg SD & sub-region)

LGA - local government area SD - statistical division

*Noosa hinterland included in Sunshine Coast Hinterland

Source: REIQ Residential Rental Survey

NS Not surveyed. NB Rental survey carried out twice a year between 2008 & 2010.

N/A Not available due to insufficient surveys received in order to calculate a reliable statistic.

²Ipswich City, Logan City, Moreton Bay and Redland City

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