

INTERNET FRAUD

We are not immune, and have been caught out with one months owner payment being diverted to an account that was fraudulent. It was lucky that it was noticed and actioned on, otherwise more money may have been stolen. This activity prompted me to have my systems and firewalls checked and upgraded and to implement the following policy to protect us all, please note. You will be pleased to hear that my system was not breached and is protecting us, but I am not immune to breaches in others systems, so please note:-

*****SECURITY WARNING*****

Recently there have been reports of increasing frauds on real estate agents with regards to the transfer of money. We request that you do **NOT** act on any communications asking you to transfer or deposit money without first contacting my office to confirm the request verbally. I will not take any emailed requested to change bank account details.

CONTACT DETAILS FOR NEWSTEAD SERIES

I have heard from many residents that they have witnessed our new neighbours instructing their visitors/trades that it is ok to park in our bin bay on Evelyn Street. It is not. Often our bin collections have been missed because the trucks can't get in due to cars being parked in the driveway. If you witness this activity and feel confident enough to ask that the visitors park in the visitor parking for Newstead Series, accessed via Austin Street, please do so. Otherwise the onsite managers number for Newstead Series is 0499 913 377.

OVEN CLEANING WIZARD

I have just witnessed the most amazing oven cleaning job ever!!!! Dan comes with his van and needs access to electricity and water, which we can provide in the visitor's carpark. He uses steam to clean the oven. The one I saw today looked brand new after he had finished with it. It was amazing! I can not praise this man's work highly enough. If you think your oven could do with a clean, please try him out. DAN 0408 847 760. He charged \$160 for the work he did today.

ARE YOU INSURED IF YOUR TENANT IS A METH USER?

There is no way to distinguish between a regular meth user and an everyday tenant. There is no smell in the apartment. Meth users tend to be highly functioning people. So what happens if you have a meth user in your property and the next tenant starts to get sick and demands a meth test of your property? I can arrange for Meth testing and meth contamination clean ups, but they are costly. Terri Scheer cover this work under their tenant damage clause. If you are not with Terri Scheer, it may be prudent to enquire if your insurance policy covers meth damage.

TILE REPAIRS AROUND THE POOL SPA AREA.

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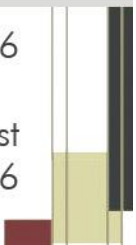
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Unit 1/20 Newstead Terrace, Newstead Q 4006

Nessica Pty Ltd ATF The Nessica Trust

ACN: 14 960 631 236



Rain has delayed the work but we are finishing up today (31-10-18), plus 24 hours for the grout to dry. Friday will see the spa filled and chemicals added so that it is fully functioning by the weekend. Water seeping through the tiles and into the cement bed has resulted, over the years, in calcium and other minerals coming out of the cement and appearing as phosphorescence on the tiles. The small white tiles above the water line in the spa have been replaced, the capping tiles around the spa have also been removed, cleaned up and replaced. A few tiles in the big swimming pool have also been replaced. The small white tiles we have had saved since construction in 2005. The capping tiles have no spares and are not available anymore. If we break a capping tile in the future we will have to look at replacing them all as a match is not available.



ANNUAL TREE PRUNE

The annual tree prune was completed on Monday 29th October 2018.

Brisbane City Council specifications meant that our trees on the footpath needed to have a 2.8m clearance from the footpath. I don't know too many 2.8m people! Mariners Reach had to also implement the same prune to their footpath trees, so both sides of the street are now looking very trim, and perhaps a little lean.

We took the opportunity to remove a lot of the dead wood from the centre of the trees, so new growth should be healthy and vigorous.

Georgina Bishop
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