

Winter 2018

focus NEWS LETTER



We would like to remind everyone that the visitor car park is for genuine visitors of Focus Apartments and client permitted to park in the visitor carpark for longer than 20 minutes. Popping in and out of the visitor carpark is allowed under the body corporate by-laws but we need to ensure the spots are free for genuine visitors.

If you notice someone has parked in your car space in the basement, please advise the building manager Emma and park upstairs in the visitor car park. At no time should anyone park in a different spot to their allocated car park in the basement. If you are unsure of your car park number please contact Emma.



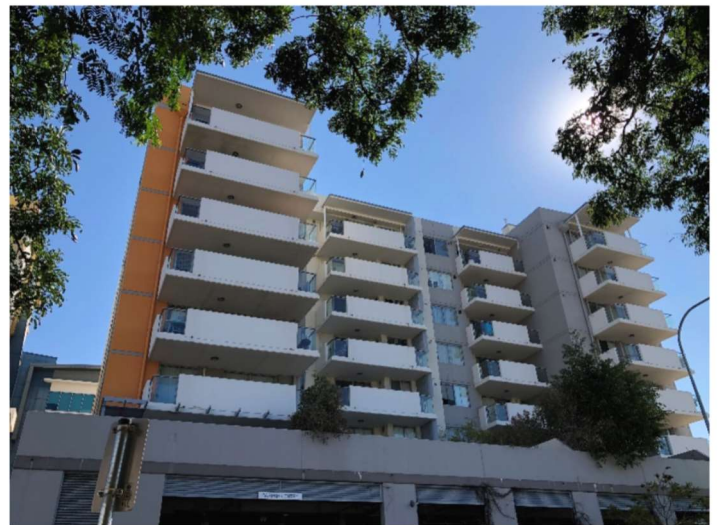
TO ALL RESIDENTS

BIN SHOOTS

There has been an increased number of incidences in the building lately of the bin shoots getting blocked and residents leaving rubbish in the bin room on their levels as well as forcing more rubbish into an already blocked shoot. Please remember that if the bin shoot is blocked – NOTIFY MANAGEMENT and take your rubbish to the bins located in the carpark until the shoot is unblocked. Leaving rubbish in the bin rooms on each level generates a horrible smell that will linger for days.

Remember if you have glass bottles, cardboard rolls from wrapping paper, pizza boxes or anything else too big for the bin chute please ensure you put them in the appropriate bins located in the visitor car park. The yellow bins are for recycling only and the red bins are for general waste. Please keep in mind that no big items or furniture are to be put in these bins or next to the bins at any time.

No trollies are to be left in the complex, we have had a few people wheel the trollies over from Westfield and not take them back. Please ensure you do not leave them inside or outside the complex.



Do you know anyone looking to rent an apartment?

We only have 1 vacancy in the whole complex at the moment, but we HATE vacancies. If you know anyone looking to move into the area, please pass on their details to us, and we will give you

\$100 referral fee!



WINTER TREATS



Hot Fudge Pudding Cake

1 cup sugar
½ cup cocoa powder
2 teaspoons baking powder
4 tablespoons butter, melted
2 teaspoons vanilla extract
1 cup boiling water

½ cup milk
1 cup all-purpose flour
¼ teaspoon salt
1 large egg yolk
½ cup semisweet chocolate chips

STEP 1 Preheat oven to 180c. Spray an 8-inch square baking pan with cooking spray. Whisk ½ cup sugar with ¼ cup cocoa powder & set aside.

STEP 2 Whisk flour, remaining ½ cup sugar, remaining ¼ cup cocoa, baking powder, and salt in a large bowl. Whisk milk, butter, egg yolk, and vanilla in medium bowl until smooth. Stir milk mixture into flour mixture until just combined. Fold in chocolate chips

STEP 3 Using a rubber spatula, scrape batter into prepared pan. Sprinkle reserved cocoa and sugar mixture evenly over the top. Gently pour boiling water over cocoa. Do not stir.

STEP 4 Bake until the top of the cake is cracked, sauce is bubbling & a toothpick inserted into cakey area comes out mostly clean, about 22-24 min. Cool on rack for at least 10 mins. Serve warm with vanilla ice cream.

MEET THE NICHE TEAM

We have made some changes to the line up here at Niche that we are excited to tell you about.

Emma, who has 15 years' experience in property management, has been with us at Niche for 5 years now. She has taken on the roll as leasing manager and oversees all ingoing and outgoing tenants and everything lease related.

Blake has been with Niche for some time has taken on all the building and property maintenance as well as accounts and disbursements.

If you see us around the complex, feel free to stop and say hello.

