Newstead Terraces News

**Oct 2013**

With the warmer weather, we are enjoying the luxury of opening up our doors and letting the beautiful weather in and giving the house a good airing. However it won’t be long before the insects arrive, and the need to have the doors open for longer periods of time as the weather gets very warm.

I have been approached by a number of residents in the last few months about installing screens for both insect protection and for theft protection. The addition of security screens also has an added benefit in increased ventilation for the apartment when residents are away at work for the day.

There are some body corporate rules in relations to security/insect screens that must be considered. It is not possible to put an insect screen on any door that opens onto the internal walk ways. This is a regulation imposed by the Queensland Fire Safety Regulations. Those few apartments that do have screen doors on their front doors, had them installed prior to the ruling and have been allowed to keep them under the understanding that the screen doors are never to be locked. No new internal screen doors can be approved by the body corporate.

Screens can be installed on the doors opening onto your balcony. They need to be colour matched to the existing finish on the sliding doors and be in a design approved by the body corporate. If you do wish to install security screens on your doors you must apply to the body corporate to do so, before the screens are installed. This is because you are changing the external appearance of the lot and requires special permission to do so. I can help you with this, just give me a call, or send me an email.

Congratulations must go to our preferred Sales Agent Robert Ferguson of Calibre Real Estate whom has managed to **sell U51 in under 14 days on the market**. A truly remarkable effort; that has both the owner and the buyer happy with the sale process. Once again Robert has achieved a very acceptable outcome in a remarkable timeframe. If you are thinking you might like to sell, please allow me to introduce you to Rob.

Worthy of note to all residents are the **soon to expire (11/2013) smoke alarms** in the apartments. Landlords have their smoke alarm compliance monitored by smoke alarm solutions for $79 a year annual subscription. This is because Residential Tenancy Laws require compliance certificates to be issued within 30 days of a new tenant moving in. Owner occupiers are personally responsible for the maintenance of their smoke alarms. Smoke alarm Solutions (1300852301) have been replacing expired alarms as part of the $79 annual fee in the tenanted properties. If you think that your smoke alarm may be close to its expiry date and would like the peace of mind of having it checked and monitored by professionals, please give them a call. This may be a cost effective way of dealing with the compliance and maintenance of smoke alarms in your property.

Just a little refresher on the **body corporate rules for the visitors car park**. Residents may park in the visitor’s car park for 1-2 hours to unload the car, but are then requested to put their car back in its allocated space. Visitors are permitted to park in the visitor’s car park for 48 hours, any longer and you must register their vehicle with the Managers office. A Permit will be issued, and is to be displayed on the dash board of the visiting car, and returned at the end of the visit. Notification by email is acceptable. You will need to provide the visitor’s name, phone number, brand of car and rego no. Visitors are reminded that they are parked in the visitor’s car park at their own risk. If you have a very regular visitor, it might be worth considering renting a car space for them on a permanent basis. They rent for $50 a week.

Georgina