Hello everyone.

End of Financial year is behind us and the accounts all with the accountants, or getting to the accountants. It’s time now to focus on the spring cleaning. The water blaster will be out and in action!

Here are a few updates on the previous month’s activities.

**TPG – Fast Internet Connection**

The cable has been installed and the splicer has been through. We are all set to go on the fast broadband connection, we are just waiting for TPG to flick the switch and turn us on. The indications are at this stage that will happen on 21-09-14. When I have confirmation of this I will let you all know. I apologize for the false start I gave you about being ready to go once the splicer had been in. I operated on some information from a tradesman onsite and got ahead of myself.

**Meter 2 Cash – Saving 25% on our electrical bills**

Thank you to everyone whom has returned their application forms to me or Meter 2 Cash. We still have a few forms outstanding and our deadline is 04/08/14, so please get them into me. Remember there is no cost to individuals to install the new meters or change over the system. The Body corporate is putting up the cash to do that, and indications are that the funds will be recovered within 9-12 months. Once you have the application form returned, Meter 2 Cash look after negotiating your contracts over to theirs and they handle the billing. You get to enjoy hassle free savings…

Landlords, please note that whilst we sort your initial consent in gauging the popularity of the scheme, it is ultimately up to the person paying the electricity bill to complete the application form. If you are including electricity in your rent, then you complete the application form. If your tenant is paying electricity personally, then it is up to the tenant to complete the form. You do have an obligation to ensure that your tenants are informed about the options for their electricity payment.

The overwhelming reaction in the complex is that this is a great initiative and from the two owners in the complex that have first-hand experience with Meter 2 Cash, they report back that the savings have been **significant** and that Meter 2 Cash have been **excellent to deal with**. Naturally, we would like to hear if there are any negative experiences or feelings about this system. The committee and the body corporate would be much better informed as a group if we hear both sides of the story.

Should it proceed, the installation process will take some time. The committee has sourced three quotes from electricians to get costings on the meter change over process, and are working behind the scenes to be ready for the final go ahead should it be given by the community.

**Blind and Curtain Cord Safety – RTA warning**

The Residential Tenancy Authority has renewed its warning to minimise the risk to children, all new corded blinds, curtains and window coverings must comply with a national safety standard.

Blind and Curtain cords have the potential to harm babies and children, who can be easily entangled in the loops.

According to the Office of Fair Trading, since 2000 at least 12 children have died from blind or curtain cord strangulation in Australia.

All new window coverings supplied to rental properties must follow the mandatory standard, which came into effect in 2010 and is detailed on the Product Safety Australia Website.

Blinds and Curtain Cords supplied before 2010 can be made safe by either cutting the cords or hooking them up out harm’s way.

Safety tassels, which join the ends of blind cords together and separate when pressure is applied, are available from hardware stores. Alternatively, blind cords can be wrapped securely around hooks attached high on the wall. The Office of Fair Trading recommends the bottom of any blind cord is a least 160cm above the floor level.

Landlords (Lessors) are obliged to ensure a rental property is in a good state of repair and fit for the tenant to live in. Further information is available on the ACCC website.

If you would like me to arrange to have the blind cords in your property adjusted so that they are less of a risk, then please let me know.

**Reminder – Annual Garage Clean and Common Area Walkways cleaning.**

Don’t forget to move your car and water proof your stored belongings for the annual garage water blasting on **Wed 6th and Thursday 7th of August**. Please check the roster to see when we will be on your floor for the common area walkways water blasting so that you can put a towel against your internal side of the front door to stop any water seeping through onto the carpet. That is happening **on Sat 9th August**. Your co-operation is appreciated for this annual beautification task.

**Mariner’s Reach Body Corporate Committee Membership**

I have been successful in my bid to become a committee member on the Mariners Reach Body Corporate.

This will give me an insight into another committee and see how it is run. They are a much bigger body corporate with 171 units and larger grounds, however, they are often making the same sorts of decisions at the same time as we are. Two heads are often better than one, and we may be able to make use of information between the two complexes. At the very least, it will broaden my experience base and make me a more useful member of our community.

Georgina.