

# Newstead Terraces News

## November 2018



A blast from the past. Jan 2011. Some faces still relevant.

### Exhaust fans in Laundries and Bathrooms.

This year has been the year of hot water systems dying. Nearly all 61 have been replaced so far. Now it seems it is time for the exhaust fans in the laundries and bathrooms to go. Parts are no longer available for the model we have installed. Pearson Sellwood have managed to source a new model out of Germany that will fit in the restricted space we have, and is slightly more powerful, so will suck a bit more air out of the bathrooms. This is a good thing for additional ventilation. It's not a cheap solution, budget approx. \$780 for this expense in 2019!

### HO HO HO - Complex Christmas Party.

Looking forward to seeing all residents with their Christmas cheer for our complex drinks on **Sunday 9<sup>th</sup> Dec at 4.30pm in the BBQ area**. Please bring a plate of something to share and your favourite flavour of lemonade to drink. Dress festive!

How the states and territories compared in October 2018  
Median rent (apartments v houses) and price per room  
SOURCE: RENT.COM.AU © 2018

| Metro area      | Apartments | % change | Houses | % change | Price per room | % change |
|-----------------|------------|----------|--------|----------|----------------|----------|
| SYDNEY          | \$530      | 11.9%    | \$600  | 0%       | \$275          | 0%       |
| MELBOURNE       | \$415      | 11.2%    | \$430  | 12.4%    | \$176          | 11.7%    |
| BRISBANE        | \$400      | 0%       | \$420  | 0%       | \$160          | 13.2%    |
| PERTH           | \$323      | 10.9%    | \$365  | 0%       | \$125          | 0%       |
| ADELAIDE        | \$305      | 11.6%    | \$370  | 11.4%    | \$131          | 13.6%    |
| HOBART          | \$367      | 111.4%   | \$430  | 12.4%    | \$155          | 13.3%    |
| DARWIN          | \$350      | 0%       | \$500  | 111.1%   | \$150          | 0%       |
| CANBERRA        | \$450      | 0%       | \$540  | 11.8%    | \$204          | 12%      |
| National median | \$450      | 0%       | \$440  | 11.1%    | \$190          | 11.3%    |

Unfortunately for Newstead our rental returns do not match the statewide figures. Blackwater has had a 152% increase in the last year. The mining town is back booming after being in the doldrums for years, and has impacted our figures. 0% change is our reality.



(07) 3852 6928  
 (07) 3852 6927  
 info@newsteadterraces.com.au  
 www.newsteadterraces.com.au

Unit 1/20 Newstead Terrace, Newstead Q 4006

Nessica Pty Ltd ATF The Nessica Trust  
 ACN: 14 960 631 236

## Holidays, public and otherwise and their effect on office hours

For all landlords, I will be running the end of month payment program on Wednesday 2<sup>nd</sup> January 2019. If you need to make alternative arrangements re your mortgage payments, please set them in place now so you are not left short. I am heading up the coast for the Christmas New Year period, but am not so far away that I can't be back for an emergency. I will be contactable by phone.

## Smoke Alarm compliance especially relevant for landlords!

**The new legislation will ensure a higher level of safety in all rental properties. By 1 January 2022 all rental properties in Queensland must:**

- Have smoke alarms installed in every bedroom;
- Have smoke alarms powered by either 240 volt or 10-year lithium batteries;
- Have interconnected smoke alarms;
- Have photoelectric smoke alarms;
- Ensure smoke alarms meet Australian Standard 3876:2014.

We use a company called *Smoke Alarm Solutions* to make sure we are compliant with the new legislation. The company provides a comprehensive risk-mitigation service down Australia's eastern seaboard, which ensures landlords do adhere to their legislative responsibilities, property managers meet their duty of care requirements and tenants are safe from the dangers of fire.

Smoke Alarm Solutions' primary aim is to provide a cost-effective and user-friendly service that will reduce the liability and stress surrounding such an imperative and intricate set of guidelines involved with smoke alarm compliance.

As Landlords we have two years to get our properties compliant with the new legislation.

Another item to allow for in your budgetary preparations for the next financial year.

Below is the official list of compliance points from the Queensland Fire and Emergency Services.



## New Mandatory Laws Affecting ALL Queensland Home Owners

When does this law affect you and what do you need to do?

For Rental Properties - Laws are enforced on 1.1.22

For Owner Occupiers - Laws are enforced on 1.1.27

You need to make sure that when it is time for your property's smoke alarms to be upgraded, the alarms must:

- be on each storey
- in each bedroom
- in hallways that connect bedrooms and the rest of the dwelling
- if there is no hallway, between the bedroom and other parts of the storey; and
- if there are no bedrooms on a storey, at least one smoke alarm must be installed in the most likely path of travel to exit the dwelling.
- photoelectric and comply with Australian Standard 3786-2014
- not also contain an ionisation sensor; and
- be less than 10 years old; and
- operate when tested; and
- be interconnected with every other 'required' smoke alarm in the dwelling so all activate together.

### What are the consequences if I don't comply?

- May result in fines - The regulatory authority of the domestic smoke alarm legislation in Queensland is the Fire and Emergency Services (QFES), under the *Fire and Emergency Services Act 1990* and the *Building Fire Safety Regulation 2008*.
- May affect your home insurance
- You will not be able to sell or rent your Queensland property

Georgina Bishop  
Licenced Real Estate Agent # 3428825, JP (Qual), Member REIQ, ARAMA, B.Bus (QIT)