

Happy New Year everyone. May 2019 be a happy, calm and rewarding year for us all. The year of the pig hopefully means lots of yummy food, contentment, and not so much about weight gain!

January is our pest treatment month. Please see the bottom of this newsletter for details of the program. Also included this month is some important information about being smoke alarm compliant.

SMOKE ALARM COMPLIANCE DEADLINE 2022

We have another two years to be compliant with the new smoke alarms requirements, but as we approach the deadline, the availability of electricians to install them will become increasingly difficult and I imagine with increased demand will come increased cost.

There are some costs associated with becoming compliant. The cost of installing alarms in each room is the obvious one, but also the cost of the annual monitoring and compliance. Currently we pay \$79 annually for the service. It will increase to \$129. Please see below for a link to get an estimate on how much it is going to cost.

Don't rush to do it yet. I have an inside contact who is going to let us know if a good special becomes available and then we should all get on board and take advantage of it. Do have a look at the price estimates so that you can budget for this upcoming compulsory expense. I have loaded the information sheets onto the website under the landlords section. Have a look at www.newsteadterraces.com.au

Smoke alarm compliance is mandatory and crucial for ensuring the integrity of your property's insurance cover.

Strict new Queensland smoke alarm legislation **started taking effect from January 1, 2017**. The new legislation states your property must meet the following requirements:

1. Smoke alarms must be installed in every bedroom
2. All smoke alarms must be powered by 240 volt or 10 year lithium battery
3. All smoke alarms must be interconnected to each other
4. All smoke alarms must be photoelectric
5. All smoke alarms must meet Australian Standard 3786:2014

If your property had building approval after 2017, **you must meet these requirements now**. If your property had building approval before 2017, **you have until 2022 to meet these requirements**.

FIND OUT MORE ABOUT THE LEGISLATION CHANGES HERE -----

- <https://vimeo.com/242012230>

Newstead Terraces

>>>>To receive a quote or to enrol your property in the Smoke Alarm Solutions service, please click here ----

- www.smokealarmsolutions.com.au/i



2022 QUEENSLAND LEGISLATION **NEW YEAR SOLUTION**

New legislation[#], to be in place by January 1, 2022, necessitates the following additional measures, over and above the standards set out in the Fire and Rescue Services Amendment Act 2006 and are as follows:

1. Smoke alarms must be installed in every bedroom of a home
2. All smoke alarms must be powered by either 240 volt or 10 year lithium battery
3. All smoke alarms must be interconnected to each other
4. All smoke alarms must be photoelectric rather than ionisation
5. All smoke alarms must comply with AS3786:2014

INSTALL TODAY
FROM JUST
\$169*
PER ALARM

Smoke Alarm Solutions is excited to announce our new cost-effective installation option. For as little as \$169 per smoke alarm, you can rest assured knowing your investment property is compliant with 2022 Queensland legislation.

P (07) 3852 6928
F (07) 3852 6927
E info@newsteadterraces.com.au
W www.newsteadterraces.com.au

Unit 1/20 Newstead Terrace, Newstead Q 4006

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

INTRODUCING

PSA Smoke Alarms

\$169*
PER ALARM

- ✓ 10 year non-removable lithium battery and 240v hard-wired smoke alarms available
- ✓ Complies to AS3786:2014 standard
- ✓ Uses photoelectric technology
- ✓ Allows interconnection to other alarms
- ✓ Ensures compliance with 2022 QLD legislation
- ✓ Superb value with compliance guaranteed

BROOKS Smoke Alarms

\$229
PER ALARM

- ✓ 10 year non-removable lithium battery and 240v hard-wired smoke alarms available
- ✓ Complies to AS3786:2014 standard
- ✓ Uses photoelectric technology
- ✓ Allows interconnection to other alarms
- ✓ Ensures compliance with 2022 QLD legislation
- ✓ European design and manufacture
- ✓ Exclusive pay-per-month options available

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ANNUAL PEST CONTROL Feb 7th & 8th

Our previous Pest Control contractor has retired from the business, so I have been out getting quotes and interviewing new contractors.

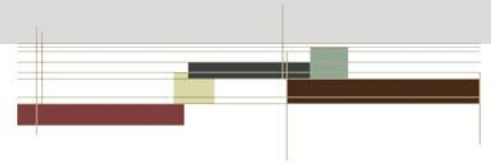
Atomic Carpet Pest Control are offering the following service (more details on following page). IF you wish to take advantage of the service, please send the amount for your size apartment to ANZ BSB 014245 Acc 2690 76905 and Use your unit number followed by the word Pest in the payment ID . for example U1 Pest. Or U61 Pest.

Units will be serviced on Thursday Feb 7th, Common Areas on Feb 8th.

Two and three bedroom units \$60 inclusive of GST
Villa \$80 inclusive of GST.

All rental units in my care will be treated. If you have your apartment with outside management, please ask your management team to contact me to include your apartment in the treatment.

All owner occupiers, if you wish to be involved in the pest treatment program, all you need to do is send in the \$ to confirm your participation.



Newstead Terraces

AAA Atomic Carpet Care—AAA Atomic Pest Control

Po Box 56 Bald Hills Queensland, 4036 Telephone: 07 38654966 Email: infocarpest@gmail.com ABN: 39095623535

Quotation Only

Date: Monday 14th January 2019
Name: Newstead Terraces
Address: 20 Newstead Terrace Newstead 4006
Telephone: 38526928
Contact: Georgina Bishop

Service To Be Provided: Carpet Cleaning [] Pest Control [X] Other []

Annual pest service for cockroaches, ants, spiders to apartments and villas

- Cost GST Inclusive: \$60.00 per 2/3 bedroom apartment
- Cost GST Inclusive: **\$80.00 per villa**

Chemicals to be used, material safety data sheets available on request.

- Bayer Temprid 75 active constituent 50 g/l imidacloprid, 25 g/l beta-cyflurin
- Country Permethrin Dust 10 g/kg permethrin
- Maxforce Fusion Cockroach gel 21.5 g/kg imidacloprid
- Syngenta Optigard Ant gel 0.1 g/kg thiamethoxam

Queensland pest managers license number 11287

We will deliver "best practice principles" and endeavor to guarantee satisfaction at all times.

Thank you for choosing AAA Atomic Carpet Care—AAA Atomic Pest Control, this quotation will remain valid for 30 days from date above. If you have any queries regarding this quote or any other services please do not hesitate to contact me on 0419778726.

Yours sincerely

Stephen Lee

"We Deal With Bugs & Rugs"

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

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