

UBER EATS AND OTHER DELIVERIES TO THE COMPLEX- to the front door only.

Residents are reminded that they need to meet all deliveries at the front door of the complex. Uber eats, pizza delivery, Supermarket and parcel delivery staff are not permitted on the premises unless accompanied by the resident, and should be escorted off the premises by the resident.

There are still a number of food deliveries being given access to the complex. I can hear them on the intercom being buzzed in. Please come down and meet your delivery at the front entrance. You are compromising the security of the complex by letting these people in.

JAN 2022 SMOKE ALARM COMPLIANCE/UPGRADE OPPORTUNITY

If you have been reading the newsletters over the past year, it will be no surprise to you that smoke alarm legislation has changed. If you are a Landlord, you must have upgraded your smoke alarms to the new standard by 1st Jan 2022. If you are selling your property, it must be upgraded before the sale can proceed. 1st Jan 2022 may seem a long way away, but as every rental property in Queensland needs to be compliant, the time to act is fact approaching.

Your committee has taken steps to secure the best possible deal for smoke alarm upgrades and has taken the opportunity to negotiate a bulk deal for the complex. *Landlords and Owner Occupiers are both being offered this deal.*

As part of the smoke alarm upgrade, I have changed my smoke alarm contractor from Smoke Alarm Solutions to Smoke Alarms Australia. As of 1st October Smoke Alarm Solutions will not be doing any of the service work. Smoke Alarms Australia will honour all subscriptions and do the work. Smoke Alarms Australia are slightly more competitive in the service they offer and the deal they are offering on the smoke alarm upgrade.

You will receive an email from smoke alarms Australia in the next week that has a link built in to quote on your apartment and to sign up for the service. **All Landlords will automatically be signed up for this. If you don't want to be included please let me know IMMEDIATELY.**

Owner occupiers, it is important that you click on the link in the email sent to you to be included in this deal. Everyone will be sent the details of the deal by email. Landlords and owner occupiers have the same offer. Smoke Alarms Australia will then allocate a few days where their technicians come out and install the smoke alarms in an intensive program, details of which will be made available to everyone once they are confirmed.

IT IS IMPORTANT TO KEEP AN EYE OUT FOR THE EMAIL AND ACT ON IT.

SUMMER IS COMING, BBQ BOOKINGS ARE ON THE RISE

It is lovely to see the common areas being utilized and the BBQ being booked for gatherings again.

Newstead Terraces

It is timely to *remind everyone to be considerate of your neighbours* in terms of noise both on your balconies and out in the common area. With the doors wide open in your unit to enjoy the balmy weather, it is not only the insects that come in!

Please enjoy the weather and the facilities, please be both considerate and tolerant of your neighbours.

RESIDENTIAL TENANCY AUTHORITY FACT SHEET – Selling Tenanted Properties. If you are a Landlord, you need to understand these rules. Fines of up to \$33 000 have been applied recently by the RTA to owners/property managers whom do not comply.

Selling a house or unit with a tenant in residence can be a complex situation for a property manager. Managing the needs of the property owner and the tenant's rights requires a balancing act to ensure compliance with the rules of the [Residential Tenancies and Rooming Accommodation Act 2008](#) (the Act).

The Residential Tenancies Authority (RTA) encourages property managers/owners to plan ahead and consider how a property will be sold to prevent disputes between parties and acts of non-compliance. The property manager/owner must ensure the tenant has [quiet enjoyment](#) of their rental property during the selling process.

Before a lease is offered to a tenant, it is important to understand the needs and intentions of the owner. If an owner intends to sell the property while a lease is in place, the property manager/secondary (selling) agent has a responsibility to advise the owner that a lease holds precedence over a sale of a property. The lease must then be honoured if the property is sold.

If the property is advertised for sale, or if the property manager/owner enters to show the property to a prospective buyer during the first 2 months of a periodic or fixed term tenancy agreement, and the tenant was not given written notice of the proposed sale before entering into the agreement, the tenant can end the agreement by giving a *Notice of intention to leave* with 2 weeks notice.

Before the selling process begins and entry to the property can occur, a [Notice of lessor's intention to sell the premises](#) has to be given to the tenant. The secondary (selling) agent must also give a copy of this form to the property manager/owner. This notification advises the tenant of the intention to sell the property, the details of the agent selling the property and gives the tenant an idea of the proposed selling strategy.

Entry to the property can only occur when an Entry notice is provided to the tenant with a minimum of 24 hours notice. A secondary agent (selling agent) must show the tenant written evidence of their

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appointment before entry can take place. Any proposed entry must occur at a reasonable time and, unless the tenant agrees, must not be on Sundays or public holidays, or any other day before 8am or after 6pm. Penalties apply for [unlawful entry](#).

Newstead Terraces

Selling strategies involving open houses and on-site auctions are not allowed under the Act, unless the tenant agrees in writing. No photographs or images showing the tenant's possessions can be used in advertising the premises, unless the tenant agrees in writing. Not following these rules are breaches of the Act and can be subject to prosecution.

Negotiation between the parties for mutually agreeable entry times can make the selling of the property a smoother process for everyone.

Once a property is sold, the fixed term lease must be honoured, meaning a [Notice to leave](#) the property cannot be sent to the tenant until the end of the lease. During a periodic lease, if the purchaser requires vacant possession, the tenant must be given at least 4 weeks notice from the signing of the contract of sale.

An attornment notice (i.e. a letter) must be given to the tenant advising them of:

- the new property owner
- the new owner's contact details
- where to pay rent.

A [Change of property manager/owner](#) form is submitted to the RTA for the bond.

For more information on [entering a rental property](#) or [selling a tenanted property](#), you can watch the recording of our [webinar on entry notices and breaches](#) or contact the RTA direct on **1300 366 311**.

A BUSY MONTH AT NEWSTEAD TERRACES

For those of the community that don't live at Newstead Terraces, or are so busy at work you don't get to walk around and smell the roses, here is a little update of what has been done this month.

- New tiles on the fountain in the upper deck water feature
- New rubber garden edges on the footpath gardens down Evelyn Street
- Extensive annual pruning of the garden beds in Evelyn Street & Newstead Terrace
- Intensive watering program of the remaining grass footpaths – results are encouraging
- New roller door on the Evelyn Street bin room – to keep the bin surfers out.
- Water blasted the common area tiles on the northern half of the ground floor
- Leak in spa investigated and repaired.
- Water feature over lap pool rust treated and repainted
- Lilly Pilly Hedge on the corner of Evelyn and Newstead Terrace hedged
- A few new herbs added to the herb garden for your consumption.

IMPORTANT SMOKE ALARM NOTICE: Changes to legislation regarding your rental property

Dear Landlord,

As you may be aware, legislation for all residential properties in Queensland is changing to provide a high standard of safety with regards to smoke alarms. Compliance for rental properties must be completed by 1st January 2022.

FROM 1ST JANUARY 2022 ALL SMOKE ALARMS MUST BE:



- Photoelectric and interconnected
- Compliant with AS3786:2014
- Installed on each storey of the property and in all bedrooms and hallways
- Powered by mains power or non-removable 10-year lithium battery

To read more on the 2022 legislation, [click here](#)

SMOKE ALARMS AUSTRALIA PRODUCT

LJ Hooker Kangaroo Point is working with Smoke Alarms Australia to implement an affordable and easy to understand compliance program for 2022 legislation changes.

The 2022 program consists of a one-off initial cost determined by the number of bedrooms within the property, then moves to \$129 subscription paid annually from the anniversary of the initial install in the 2nd year (see below table).

As an added bonus, for properties subscribed to the program, Smoke Alarms Australia will include the replacement of all alarms, even those that are missing, damaged or affected by environmental factors until 1st January 2022. After that, all alarms outside of a warranty claim will incur a replacement fee of \$139.

Pricing schedule for 2022 upgrade

PRICING AND FEATURES	BEDROOMS, OFFICES AND STUDIES					
	1	2	3	4	5	6
INITIAL UPGRADE AND FIRST 12 MONTHS SUBSCRIPTION	\$359	\$459	\$559	\$659	\$759	\$859
2ND YEAR AND ONGOING SUBSCRIPTION	\$129 ANNUAL SUBSCRIPTION					
Fully compliant with 2022 state legislation	✓	✓	✓	✓	✓	✓
All smoke alarms included till 1st of January 2022	✓	✓	✓	✓	✓	✓
Safety switch push button test included	✓	✓	✓	✓	✓	✓
Quality CSIRO approved product	✓	✓	✓	✓	✓	✓
Industry leading workmanship and product insurance	✓	✓	✓	✓	✓	✓
Beeping alarm support	✓	✓	✓	✓	✓	✓
Split payments available through Zip Pay	✓	✓	✓	✓	✓	✓

To enlarge pricing options, [click here](#)

Please note:

- Price and service only applicable on active subscriptions
- Properties requiring installation or replacement of safety switches will require quote approval at \$149 for each item.
- Under this program, studies and offices are counted as bedrooms.
- All prices are inclusive of GST



SmokeAlarms
A U S T R A L I A

The legislation requires all landlords to ensure that rental properties are compliant before 1st January 2022. If you have any questions regarding compliance, installation or maintenance, please contact Smoke Alarms Australia's representative **Ante Strika** on **0459 892 541** or by email at ante.strika@smokealarmsaustralia.com.au.

Register your property to have Smoke Alarms Australia manage your duty of care in line with upcoming legislative requirements, **Click the below button and fill in the form.**

GET COMPLIANT NOW

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