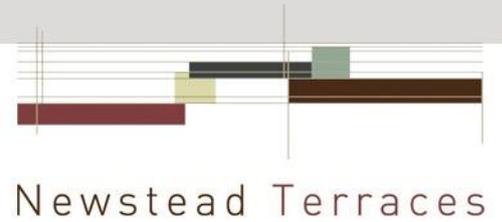


# *Newstead Terraces News*

## *March 2021*



### **GATE HOUSE REPAIRS and FENCE ROT PREVENTION**

This month we have commenced the gate house repairs, removing the old stained Danpalon Sheeting and replacing it with new. Simultaneously some rotting fence railings have been replaced and metal capping put on the top of the fences to slow down any further rot. We had to choose from available Colourbond colour choices and chose the closest match we could to the fence paint colour. All this will make us look a little fresher from the street. Then Covid struck, so we are still working on the gate houses, but the fence capping is in place and looking good!



### **OZCARE SITE PROGRESS**

The builders on the Ozcare site on Evelyn Street let us know that they would be piling from 1<sup>st</sup> March. Whilst they were a little late starting they are piling and have not stopped with our Covid lockdown. Lots of beeping as the machines reverse and plenty of pounding! They are starting early each day, and we should encourage them to work every hour they can and some, because the more they work the faster they will finish. For those of you that were not resident during Newstead Series construction, it is normal for us to shake a little with the pounding. I get a bit seasick some days as my computer screen wobbles, but it does not damage the building, so don't panic. This too will pass. There is a rumour in the community that due to finances the second tower is not going to be constructed, resulting in a smaller building and shorter construction time. We can only hope.... and if anyone can confirm the rumour please let me know.

March Image of Ozcare site in Evelyn Street.-



## NEW FLOORING IN THE GYM

The new impact absorbing flooring has been installed in the gym. It is taking a little while for the smell of the glue and new plastic to dissipate, and for Ugyen and I to work out how to keep the floor clean, but now that we are all settled in, we think the new floor looks good and is doing its job well.

## USING THE COMMON AREA FACILITIES

We have lovely common area facilities and should be out there enjoying them. With the wetter than usual summer the lounge cushions have been stored in the gym area. Please feel free to collect as many cushions as you need when using the chairs, and luxuriate in comfort, put up the umbrella and enjoy the privacy and shade they provide. That is what they are there for. May I just ask that when you are ready to go back to your unit, may you please put everything back the way you found it, especially on weekends. I may not be around to pack up the umbrellas, or put the cushions back under cover and if a storm comes the umbrellas may be damaged by strong wind, and the cushions – all though outdoor and allowed to get wet, suffer from being continuously wet.

## SOMETHING TO BE AWARE OF!



**Electrical Safety Office**

A 24-year-old Queensland man died after receiving an electric shock from a hot water system in the rental property he was living in 2019. Tragically, this isn't the only serious injury or death from household electrical equipment and wiring.

There can be life-threatening hazards at any rental property if electrical equipment or wiring is not maintained. As a person conducting a business or undertaking (PCBU), rental property owners and managers have a duty under the *Electrical Safety Act 2002* to ensure their domestic rental property is electrically safe for their tenants and people that visit or work on the property.

Queensland's Electrical Safety Office is focusing on rental property owners and managers to ensure these duties are being met, including electrically safe equipment.

If electrical work needs to be done at a rental property, there are duties to:

- ensure the electrical safety of all people and property likely to be affected by electrical work performed by the PCBU
- ensure those performing work for the PCBU involving contact with, or being near to exposed parts, are electrically safe.

You can meet these duties by ensuring only licensed electrical contractors perform electrical work at rental properties. Ask for their electrical contractor licence number and check it's current through our [online licence search](#) tool.

It's also important to understand the difference between [safety switches](#) and circuit breakers. Circuit breakers protect circuit wiring and equipment, while safety switches save lives. To make your rental property as safe as possible, have a licensed electrical contractor check all switchboards and install safety switches on any circuits that aren't protected.

Although safety switches can prevent an electric shock, they should not substitute electrical maintenance. Electrical equipment requires regular maintenance and inspections, including equipment that is hard-wired like air conditioners, bathroom fan heater lights, rooftop solar systems and electric hot water systems. Talk to your licensed electrician about how to ensure their ongoing safe and efficient operation.

**For more information**

-  Visit the [electrical safety](#) website
-  Call us on 1300 362 128

### Note to all Landlords

Safety Switches are checked along with Smoke Alarms for those owners who are with Smoke Alarms Australia.

You can relax, your compliance In this area is covered.

If your blind cords are non-compliant – it has been reported in the latest routine inspection report.

Property Management, [Property Managers](#)

Many investment properties feature blinds, curtains and other window coverings that have cords. While they serve a functional purpose, they also present a strangulation hazard to children, who may become entangled in them while trying to use or play with window coverings.

Even with raised coverings, children can climb onto window sills or furniture to access the cords. They can also strangle infants sleeping or playing in cots placed near windows where they are within reach or hanging into cots. Tragically, the Australian Competition and Consumer Commission (ACCC) reports that between one and two children die in Australian homes each year as a result of non-compliant blinds and curtains.<sup>1</sup>

To try and prevent these deaths, there are two national mandatory safety standards that apply to blind and curtain cords. These are:

- ◆ **[The Trade Practices \(Consumer Product Safety Standard – Corded Internal Window Coverings\) Regulations 2010](#)**, which is designed for suppliers of corded internal window coverings (manufacturers, wholesalers, retailers, importers, etc.). This mandatory standard applies to all corded internal window coverings supplied from 30 December 2010.<sup>2</sup>
- ◆ **[The Competition and Consumer \(Corded Internal Window Coverings\) Safety Standard 2014](#)** which is designed for installers of corded internal window coverings (excluding DIY) who operate in trade or commerce. This safety standard commenced on 1 January 2015.

In Queensland, all lessors have an obligation in the provisions of the Residential Tenancies and Rooming Accommodation Act 2008 (RTRA Act) at the start of the tenancy and during the tenancy not to be in breach of a law dealing with issues about the health or safety of persons using or entering the premises. Section 185 of the RTRA Act contains these provisions. See outtake below:

**185 Lessor's obligations generally**

- (1) This section does not apply to an agreement if—
- (a) the premises are moveable dwelling premises consisting only of the site for the dwelling; and
  - (b) the tenancy is a long tenancy (moveable dwelling).
- (2) At the start of the tenancy, the lessor must ensure—
- (a) the premises and inclusions are clean; and
  - (b) the premises are fit for the tenant to live in; and
  - (c) the premises and inclusions are in good repair; and
  - (d) the lessor is not in breach of a law dealing with issues about the health or safety of persons using or entering the premises; and
  - (e) the premises and inclusions otherwise comply with any prescribed minimum housing standards applying to the premises or inclusions.
- (3) While the tenancy continues, the lessor—
- (a) must maintain the premises in a way that the premises remain fit for the tenant to live in; and
  - (b) must maintain the premises and inclusions in good repair; and
  - (c) must ensure any law dealing with issues about the health or safety of persons using or entering the premises is complied with; and
  - (d) if the premises include a common area—must keep the area clean; and
  - (e) must ensure the premises and inclusions otherwise comply with any prescribed minimum housing standards applying to the premises or inclusions.

Note—

See section 217 for the tenant's obligations to notify the lessor about damage to premises and the need for repairs.

Lessors also have a duty of care to mitigate the likelihood of injury at their property. In response to these mandatory standards, RTRA Act obligations and a lessor's duty of care, it is recommended owners and property managers work together to implement a strategy that demonstrates they have met these obligations.

Many specialist companies offer affordable solutions for owners to make sure all existing corded window furnishings in their property meet the aforementioned standards. They should inspect all corded internal window coverings, identify potential hazards, attach safety devices where necessary and provide a compliance report.

If you're looking for further information on blind and curtain cord safety, please visit:

◇ [The Queensland Government's Webpage on Blind and Curtain Cords](#)

◇ [The ACCC's Product Safety Webpage on Blinds, Curtains and Window Fittings](#)

REIQ Members can also contact the Property Management Support Service on 1300MYREIQ or email [pmsupport@reiq.com.au](mailto:pmsupport@reiq.com.au).

References:

<sup>1</sup> <https://www.accc.gov.au/media-release/accc-warns-of-dangers-of-loose-blind-and-curtain-cords>

<sup>2</sup> <https://www.productsafety.gov.au/standards/blinds-curtains-and-window-fittings#mandatory-standard>

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