



NEW SMOKE ALARM LAWS - 2022 IS FAST APPROACHING!

In August 2016, Legislation was passed in Queensland Parliament prescribing a 10-year plan to make households in Queensland the most fire safe in the nation.



The first stage began in 2017 with the phasing out of ionisation smoke alarms in favour of photoelectric smoke alarms.

But the biggest changes for rental properties has been set for Jan 1st 2022 – just over two years from now. (see below for the changes).

It is estimated that thousands of Queensland rental properties will need an upgrade, and the smoke alarm contractors are bracing for a very busy lead-up to the 2022 deadline.

In preparation for the new laws, our preferred contractors have begun assessing properties for 2022 compliance at each visit. This means that when you receive your compliance certificate, there will also be a quote to upgrade your property to meet the 2022 regulations.

As your agent, we strongly recommend that you consider approving these changes sooner rather than later – or at least start budgeting for them. If this task is left until the last moment, there is a very real risk of long delays and price hikes as thousands of investors scramble to meet the dead line.

For more information, contact your property manager or check out the following links:

<http://www.complied.net.au/new-smoke-alarm-laws/>

<https://www.qfes.qld.gov.au/community-safety/smokealarms/Pages/default.aspx>

For all Queensland Investment Properties from Jan 1st 2022:

- Smoke alarms must be installed in every bedroom.

- Smoke alarms must be installed at egress paths between storeys.

At the top and bottom of stairways that connect the storeys and levels of the dwelling.

- All smoke alarms must be interconnected.

This amendment applies to all existing domestic dwellings in Queensland, regardless of their age. In many cases, wireless (Wi-Fi) technologies will need to be utilized to meet these requirements.

- Smoke alarms must be installed outside dead air spaces.

They must be installed away from wall corners, lights and forced air circulation (fan blades, air con ducts/intakes, split cycle air conditioners etc) and must not be installed too low on walls.

- Smoke alarms must be replaced no later than ten years from the date of manufacture.

- All smoke alarms must be powered by consumer mains power or if battery operated must have a ten-year non-removable lithium battery.

OCTOBER LEASING REPORT

This month we saw the rental list slowly diminish as a flood of applications came in over the last half of October.

NORTHSIDE: 25 PROPERTIES LEASED
VACANCY RATE 0.94%

SOUTHSIDE: 15 PROPERTIES LEASED
VACANCY RATE 1.59%



NOVEMBER DISBURSEMENTS

Wed 6th Nov
Wed 13th Nov
Wed 20th Nov
Wed 27th Nov

MONTHLY STATEMENT ISSUED

Wed 27th Nov

Meet The Team

Melinda Britton

Melinda joined Solutions in early 2017 as a Leasing Consultant before moving into her current role as portfolio manager.



Melinda's upbeat personality, enthusiasm, and strong drive serve her well in this role. Melinda brings a positive attitude to any situation, working tirelessly to achieve successful solutions for her clients and tenants.

Apart from spending time with family, Melinda loves to cook and enjoys being surrounded by nature believing this allows her to reset and ground herself.

Melinda has a passion for learning new things, and is on a spiritual journey to learn about herself and how to be the best she can be. "The best project you can work on is yourself" is a daily mantra she uses to uplift herself and get ready for the day.



ONLINE SURVEYS

Recently we sent out online surveys to all our owner clients.

Thank you to those who took the time to fill this out, we appreciate your feedback. We are heartened by the positive feedback, and gratefully accept the not-so-great comments, as we are using these to make improvements to our service.

Laura Valenti, Managing Director