

MONTHLY NEWSLETTER

November 2019

Introduction – Joanne Nicolson

Joanne joins Locale Property Management as an experienced Senior Property Manager with excellent interpersonal skills and relationship building capabilities.



Managing and maintaining the rental portfolio at Southpoint Apartments, with a clear focus on communication and great working relationship with both landlords and tenants. Maximising rental returns for Investors.

Motivated in providing a very high level of service for her clients in property management. Establishing a reputation for being at the forefront of clients' property needs and excelling in all aspects of customer service and satisfaction.

Important Information for Landlords Regarding Smoke Alarms



Avoid the last-minute madness and price increase and ensure that your property complies with new legislation

requirements as of 1 January 2022.

By 1 January 2022 your rental property needs to have: -

- All photoelectric alarms;
- All interconnected; and
- In every bedroom.

Our office has been able to secure some great prices with our current provider Check Systems, which are valid until 15 December 2019. Why upgrade now? Supply and demand will see prices increase considerably over the next two years.

Replace your current alarms with new models that are wireless capable, so you only need to worry about adding alarms to bedrooms prior to 2022 deadline; or

Upgrade your whole property now so you don't need to think about it again.

Prices valid to 15 December 2019: -

- **\$187.00** per smoke alarm (incl. GST) including materials and labour (*normally \$220.00*).
- **\$55.00** (incl. GST) call out fee for electrician (*normally \$132.00*).

1 Bedroom apartment: $\$187 \times 2 + \55 call out = \$429

2 Bedroom apartment: $\$187 \times 2 + \55 call out = \$616

3 Bedroom apartment: $\$187 \times 4 + \55 call out = \$803

In order to secure these prices before a possible increase in 2020, please contact our office and provide written approval to joanne.nicolson@locale.net.au with your preference to **replace or update** now.

Building Management

RIVER FIRE 2019



Many thanks to our wonderful residents for making River Fire 2019 such a successful event. Our new online booking system worked great with spaces soon filling up to capacity. Well over 100 residents enjoyed the spectacular firework show on Level 22 with others the view from Level 5. Roll on New Year’s Eve when we will run the same booking system for both the early and late shows.

CCTV EXPANSION

To help safeguard residents and property, we have expanded the CCTV camera network to cover all corridors and will soon add all areas of the car parks plus the Level 22 entertainment areas. The CCTV’s help to discourage incidents such as bike thefts and garbage chute misuse and allow us to review footage when an incident does occur.



YOUR LOCALE ONSITE STAFF ARE HERE TO HELP!

If you’re considering selling, don’t forget that Scott & Lin McKenzie are also experts in unit sales should you wish us to prepare an appraisal of your unit and a marketing plan.

