



# Community Brief

## Summer 2024 Edition

As we approach the summer season, it's important to take a moment to note items that may affect the wellbeing of our community, including maintenance obligations, weather conditions, and security. With the warmer months bringing potential storms and holiday travel, we urge all residents to stay informed and proactive.

Below are some important reminders:

### LJ Hooker Strata ACT Holiday Closure

It is that time of year again and our hardworking team are due for a break! Please note that LJ Hooker Strata ACT will be closing for the holiday period from 24th December 2024 to 6th January 2025. During this time, our office will be closed, but don't worry—we're still here to support you!

- **Afterhours Service Available 24/7:** For any urgent matters or emergencies, our afterhours service will remain fully operational throughout this period. Please contact us at 1800 383 333 for any immediate assistance.

- Please utilise the **LJ Hooker Strata App** to obtain any site contact details for specific contractors during this period which are located in the site information tab on the App

- Please note that if you lock yourself out of your property, this is not deemed an afterhours emergency for the Strata team to organise and you will need to directly contact a locksmith and cover the cost. Please ensure this information reaches your tenants if your property is rented.

### Strata Maintenance Obligations

As part of our shared responsibility, both residents and owners must be aware of their obligations regarding the maintenance and care of the property. The following points are important to keep in mind:

- **Routine Maintenance:** It is essential to maintain all common areas, including pathways, gardens, and exterior walls. Please notify the building manager of any issues or concerns (e.g., damaged railings, lighting issues, etc.) as soon as they arise.

- **Individual Unit Maintenance:** As an owner, it's your responsibility to ensure that your individual unit is well-maintained. This includes regular checks on plumbing, electrical systems, and air conditioning units, especially as we head into warmer weather.



## Security Over The Festive Season

As the festive season approaches, many residents will be away for holidays. This presents an opportunity for opportunistic crime, so it's important to remain vigilant and take steps to protect your property:

- **Lock Up Securely:** Ensure all windows and doors are securely locked when leaving your unit for an extended period. Do not leave spare keys outside; consider leaving a key with a trusted friend or family member.
- **Package Deliveries:** With increased online shopping during the festive season, please make sure to arrange for package deliveries to be received by someone at your home, or request that deliveries are made to a secure location, such as a nearby parcel locker.
- **Lighting:** Consider installing motion-sensor lights or timers for your interior lights to give the appearance that someone is home, even when you're away.
- **Report Suspicious Activity:** If you notice any suspicious behaviour or individuals within the complex, please report it immediately to the building manager or local authorities.

## Weather Conditions Over Summer And Storm Season

Summer in Australia can bring hot, dry conditions, along with the possibility of intense storms. The storm season typically runs from **November to March**, and it is essential to prepare for extreme weather events. Here are some important things to consider:

- **Heat:** Prolonged heatwaves can put strain on cooling systems and increase the risk of fire. Ensure that air conditioning units and fans are in good working condition, have been serviced and are regularly cleaned. We also urge residents to take extra precautions to stay hydrated and safe during extreme temperatures.
- **Storms:** Australia is prone to thunderstorms, heavy rainfall, and strong winds during summer. Secure any loose items on balconies or patios that may become dangerous in high winds. If your unit is prone to flooding, take steps to mitigate water damage, such as ensuring that drainage systems are clear.
- **Fire Safety:** Dry conditions can lead to an increased risk of bushfires, especially in suburban areas. Ensure that all fire exits are accessible and clear of obstructions and avoid storing combustible materials in common areas. Familiarise yourself with the building's emergency evacuation procedures.

## Rental Certificates

As of **January 10 2025**, the Owners Corporation will be required to provide requesting owners with a "**Unit Title Rental Certificate**". This certificate contains information that a unit owner must disclose to a tenant when entering into a residential tenancy agreement. These certificates will be available from our office, similar to other certificates under s119 of the Unit Titles (Management) Act 2011. More information will be sent to owners in future.



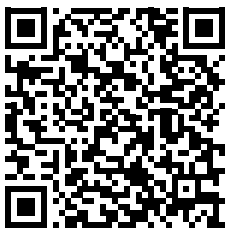


## In Summary

We encourage everyone to be proactive in ensuring that maintenance tasks are addressed, and that safety measures are in place to cope with summer weather and potential storms.

Additionally, over the festive season, remember to take extra precautions with your security and look out for each other.

The team at LJ Hooker Strata ACT thanks you for your support, cooperation, and we wish you a safe and enjoyable holiday season!



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