



Community Brief

Autumn 2024 Edition

Welcome aboard to the vibrant and long-awaited Autumn 2024 edition of LJ Hooker Strata's Community Brief! We're thrilled to connect with all our fantastic owners, managing agents, and LJ Hooker Strata App users. If you've just joined our vibrant community, this brief is your go-to guide for navigating common challenges and thriving in our dynamic strata environment.

Let's dive into the warm and cosy world of autumn, starting with everyone's favorite topic:

Keeping comfortable in changing temperatures

Ah, the sweet relief of a toasty apartment or a refreshing cool breeze! Remember, your air conditioning and heating systems are like the cosy blankets of your unit—they belong to you. Generally, where the unit services only your unit, it is the individual owner's responsibility to ensure they are maintained and operational. If you are unsure, please feel to reach out to your Strata Manager for information specific to your building/setup. Please familiarise yourself with their maintenance requirements, if you no longer have the initial operation manuals, you can often find these on their brand website associated with product details.

Hot Water

There's nothing like a soothing hot shower to melt away the chill of autumn. But beware—tempering valves have a lifespan shorter than the lifespan of your favourite Autumn sweater. If you notice your water temperature playing tricks on you, it's time to call in the cavalry (aka, a plumber). Don't worry; if it is a common property manifold issue, we'll coordinate everything smoothly, so you can get back to enjoying those cosy evenings.

House Rules

Just like crafting the perfect apple pie, every complex has its own set of House Rules. These rules are the secret sauce that keeps our community harmonious and happy. From noise levels to parking policies, these rules ensure that everyone can enjoy the serenity without any bumps in the road.

Moving In and Out

Ah, the hustle and bustle of moving season! As the city buzzes with activity, let's keep our community safe and secure. Remember to keep an eye on those entry doors—no propping them open for our feathered friends! And please, let's keep those fire extinguishers where they belong—saving the day in case of emergencies, not holding doors open for movers.

Defects vs. Maintenance

If you've just moved into a shiny new unit, congratulations! Take a moment to bask in that new-home glow, but don't forget to keep an eye out for any defects. Snap some photos, jot down your observations, and let us know. We'll work with you to ensure everything is ship-shape in no time.

It is possible that not all 'defects' identified are in fact defects. If a defect does not require urgent repair, builders prefer to receive one consolidated list at the end of the 90-day period rather than several notifications. This allows them to address the defects and make necessary remedies in a systematic manner that minimises disruption to occupants. Some items may not be defects, but in fact routine maintenance which are items we encourage all owners to become aware of.

Unit owners are responsible for repair and maintenance of all items/equipment inside their own unit. If you have an issue with appliances within your unit please refer in the first instance to the owner manual and information provided by the building at the time of settlement of your purchase.

Your strata manager will assist with management of rectification of defects on common property. Owners and residents are encouraged to report common property defects with specific details of location and the issue, with a photograph if possible. A list of common property defects will be compiled and submitted to the builder in consultation with your elected Executive Committee.



Garbage, Recycling, and Waste Management

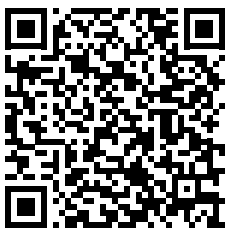
As autumn leaves drift and dance, let's keep our common areas clean and clutter-free. Remember, our waste contractors are like the unsung heroes—they'll whisk away your trash with a smile, but they can't work miracles if bulky items block their path. So, let's keep those hoppers clear and ensure our rubbish areas stay tidy and inviting.

All residents are requested to adhere to appropriate disposal of rubbish and if you have large items that are not usual household rubbish or recycling, please take them yourselves to a government resource management facility. Government resource management facilities are located at:

- Bailieu Circuit, Mitchell ACT – for Recycling.
- Mitchell Resource Management Centre on Flemington Road, Mitchell ACT 2911 – household waste
- Mugga Lane Resource Management Centre – household waste, recycling and re-usable items drop off (The Green Shed)

LJ Hooker Strata App update for owners

If you would like to receive notifications from us and access information relating to your building via the LJ Hooker Strata App, please contact your strata manager for the relevant site code and instructions on how to join. It's quick and free!



Download via
the
Apple App Store



Download via the
Android Play Store

Do we have current owner and resident contact information for your unit?

If there have been any changes of ownership or occupant at your unit please let us know so that we can update our records.

With these tips in mind, let's embrace the crisp air and vibrant colors of autumn together. Whether you're cosying up indoors or exploring the great outdoors, LJ Hooker Strata is here to ensure your Autumn season is nothing short of spectacular. Cheers to a season filled with warmth, community, and colourful scenery!