



Newsletter For Tenants

June 2019

Welcome to our Newsletter.

More Work Around Bell's Square

In recent months we have had instances that may have been subject to insurance claims and it's timely we remind all residents to check they have contents insurance and that it is for the correct events and the correct values.

The Body Corporate insures the buildings and the common property and the unit owner insures things like their appliances, air conditioners, floor coverings, window dressings and maybe more. For rental properties, tenants are responsible for insuring their personal belongings – appliances, clothes, furniture, sporting and travel gear and the like - separately.

If you speak to an insurer, be sure you clearly understand what items and events they will and will not cover, and the values they will insure for.

If you do not have contents insurance, we suggest you at least revisit your reasons and make a decision whether to continue as you are or, to insure your personal belongings. That's your decision to make.

Justice of the Peace

Ray is a Justice of the Peace (Qualified) and is happy to provide JP services to all residents and their families and friends at our office. This is a free service, just call to arrange a time to meet.

Visitor Parking Spaces

We are fortunate at Bell's Square that the Body Corporate provides plenty of parking spaces throughout the complex and allows a generous 12 hours parking. These spaces are for use by legitimate visitors to the residents of the complex **while the visitors remain on site.**

Please do not tell your family and friends it's OK to park in our visitor spaces and go to work, the shops, restaurants, the Ekka, the hospital or anywhere else. It is not and doing so will only make an awkward situation for you, me and them.

When you are given the security codes to the gates and stairwells, please do not share them with people for these purposes. Please do the right thing by yourself and your neighbours by respecting everyone's right to a safe and secure environment inside Bell's Square.

Also, please ensure your visitors only park in the allotted visitor parking spaces and not in driveways or in front of garages. Remember too, that as residents we are not permitted to use the visitor parking spaces.

Shared Facilities

The above also applies to the common property facilities. Your family and friends cannot use things like the pool, spa and sauna unless you are with them.

Best wishes
Ray and Mary Ninnis
Resident Managers

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