



Newsletter for Property Owners

June 2019

Welcome to our Newsletter.

Property Insurance

In recent months we have had instances that may have been subject to insurance claims and it's timely we remind all unit owners – investors, owner occupiers and commercial – to check they have property insurance and that it is for the correct events and values.

The Body Corporate insures the buildings and the common property and a line exists from which the unit owner assumes responsibility. Good commercial, householders and landlords insurance providers know where that line is and can advise you on the items you need to have covered. As an example, the owner of the unit is responsible for insuring the likes of appliances, air conditioners, (some) floor coverings, window dressings and maybe more. It is important also to check whether improvements you have made, if any, need to be listed on the insurance policy.

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. Good landlords insurance providers will include protection against some events directly related to the tenant – certain types of damage, failure to pay rent and more.

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

If you are a Landlord in our rental pool, we will be in touch with you soon to confirm whether or not we know your insurance details.

For rental properties, tenants are responsible for insuring their personal belongings separately.

Visitor Parking Spaces

We are fortunate at Bell's Square that the Body Corporate provides a large number of parking spaces throughout the complex and allows a generous period of 12 hours parking. It is important to note that these spaces are for use by legitimate visitors to the residents of the complex **while they remain on site.**

Please do not tell your family and friends it's OK to park in our visitor spaces and go to work, shops, restaurants, the Ekka, the hospital or anywhere else. It is not and doing so will only make things awkward 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, 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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M: 0408 770 270; E: ray@bellssquare.com.au; W: www.bellssquare.com.au