



# Newsletter for Property Owners

August 2019

Welcome to our Newsletter.

## Hot Water System

In May this year we changed the 20 odd year old hot water boiler service for a new more compact and efficient system.

We had a small issue initially because it was not easy for residents to balance the hot and cold water, especially in the shower. That has now been rectified and feedback has been very positive.

The next phase to bring the system to its best will include having the meters in every residential unit changed for a new version to alleviate the recent practice of estimated readings. This will ensure everybody can have confidence that the bill they are paying for their hot water and cooking gas is fair and accurate. The cost of the meter changeout will be borne by Origin Energy as the owner of the embedded network here.

## QBCC Cladding Review

You would be aware that following the Grenfell Tower fire in London in June 2017, Australian authorities started programs to identify which properties in their jurisdiction may potentially be clad in similar combustible materials. In Queensland, the QBCC led the audit and Bell's Square was required to participate in Stages 1 and 2 of the Audit.

With those stages completed, we are deemed free of any of the suspect materials and are not required to proceed to the next stage, nor make any changes to the external materials on our buildings.

## Fire Protection System

Separate to the above, we have, over the past few months been working with our advisors to determine that everything related to our fire protection system is set up correctly.

The last major work carried out on our system was in 2008 and as Technology improves and other demands arise it is important that we keep abreast of the changes.

This is a good opportunity to remind residents that if the fire alarm sounds, you are required to make your way to a safe place on the street outside your building until told by management or the Fire Service that it is safe to re-enter.

## Visitor Parking During the Ekka

Thank you to everyone who followed the visitor parking rules during the Exhibition. This year was the best yet in terms of the number of people parking here to go to the Ekka.

## Justice of the Peace

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

*Best wishes*  
Ray and Mary Ninnes  
Resident Managers

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