

Cloud COVER Issue 18

1st March, 2009

Hi Everyone, A few extra days would have been nice this month. The month sped by needless to say & is why my newsletter is a tad late. February was wonderful for the gardens with plenty of rain & everything looking green & lush. Thank you for all our garden supporters who throughout February donated their 1st rates notice to receive 2 x free plants per notice. There has been such a fantastic response that we have approx 50 free plantlings' able to be picked up from the Nursery. A Big Thank you to Gloria from Bowen Pt who has volunteered to choose the plants for us. If you have yet to drop your rates notice into my letterbox it's not too late for your contribution. If you have a story you would like to share with fellow residents we would love to hear from you!

February Issues

- **NEBULA Building** is having it's exterior pressure cleaned and prepped in readiness for the new paint job. Over the next 8 wks residents will experience some inconvenience by way of noise/painters on their verandah. It is highly recommended you move your items on your patio to make it as user friendly as possible for painter's accessibility.
- Qly walkarounds have been conducted with Body Corp Chairman.
- Stratus has had its palm nuts removed.
- Cumulus has had palm leaves removed that were brushing the building
- Cumulus lift has been out of action for a few days this month. A new lift installation is on the agenda sometime between Aug - Sep. The refit is expected to take at least 8 weeks.
- Trees have been cut below the fence line around the tennis court.
- Some Nimbus Townhouses have received minor touchups to exterior render.
- All Highrise Occupants are reminded not to store possessions in their carspace with the exception to vehicles & bikes.

Nebula Repainting Begins...View online @ www.cloudland.com.au



Attention

Cumulus Residents

Lift is to be replaced sometime in Aug-Sep & will be inoperable for 8wks approx. If you do not like steps & I have been advised there are 74 steps to the 5th Floor!!! Plan your cruise now or start stocking up on those heavy grocery items now. On a positive note just think how tone your thighs will be by the end of 8wks!!!!

CHICKEN SOY STIR FRY

Heat a wok or fry pan until smoking hot. Add 1 tbsp veg oil & cook 2 thinly sliced chicken breasts in batches until browned ; set aside. Add 1 tbsp veg oil to wok & cook 2 crushed garlic & 2 tsp ginger until fragrant. Add 2 sticks of celery sliced on an angle, 100g sugar snap peas trimmed & halved lengthways & 1 bok choy sliced thickly. Stir fry until softened. Add noodles & combined 2-3 tbs soy sauce & ¼ cup honey. Toss until combined & if necessary add some warm water. Serve garnished with coriander. ENJOY...
Marie from U72 has kindly supplied this recipe.

*Craft Fridays
All Welcome
Every Friday from
10am onwards.
Meet at Lady
Diana's U46*



Rear Gate is looking great

CAR PARK WANTED NEBULA BUILDING

\$70/MTH CONTACT CHARLES ON 0409476877

Changes Ahead in Tenancy Laws

The new Residential Tenancies and Rooming Accommodation Act becomes effective from 1 July 2009 and will replace the existing Residential Tenancies Act. We have outlined a few key changes in the new legislation which we believe are important for your information.

LAW CHANGES AFFECTING ALL LEASES FROM 1 JULY 2009

- From 1 July 2009 the new Legislation will apply to all active leases at that date.
- Lessor/Agent must give Tenant on FIXED TERM OR PERIODIC tenancies:
 - TWO (2) months notice prior to the end of the tenancy without grounds.
 - TWO (2) months notice during the term of the fixed term or periodic tenancy to increase the rent.
- Lessor/Agent can increase the rent only once during any SIX (6) month period.
- Tenants can apply to the Tribunal for an Order within 30 days after starting a new Agreement if there is a 'significant' change to one or more terms of an existing Agreement to the new Agreement that starts after the end of the existing Agreement. 'Significant' changes may be a special term, rent amount, when rent is to be paid, method of payment, services supplied to the premises which the tenant is to pay for, occupant numbers allowed or if pets are allowed.
- If within TWO (2) months of a new lease the tenanted property is listed for sale or shown to a prospective Buyer, and the Tenant was not made aware of the event prior to entering into the new lease, then the Tenant can give TWO (2) weeks notice of their intention to leave.
- The Lessor/Agent cannot conduct an open for inspection or auction on site without the Tenants written consent.
- The Lessor/Agent must not use a photo or other image of the premises in any advertisement if it shows something belonging to the Tenant unless the Tenant has first provided written consent.
- Entry by the Lessor/Agent can not be made on a Sunday or public holiday or another day after 6pm or before 8am unless the Tenant agrees. Thankfully, there are some exemptions for remote locations.

CHANGES TO SYSTEMS AND DOCUMENTS

With so many legislative changes, our systems and documentation will be changing to ensure we are operating in compliance with the new laws from 1 July 2009.

IMPORTANT - LEASE RENEWAL PROCESS CHANGE!

As our lease renewal process in the near future will affect all leases due to expire from 1 July, we must commence applying the new laws to leases which expire in July. Please be aware of the following changes which will affect you when your lease is due for renewal from 1 July.

We will commence the lease renewal process much earlier ie minimum of 3 clear months before the lease expiry date. For example, if your tenant's lease expires in July 2009, you will hear from us around mid March to seek your prompt reply with written instructions about whether a renewal is to be offered.

- If a lease renewal is to be offered we will provide advice and consultation if needed with regard to any new term offered including rent reviews to reflect the new laws.
- If no renewal is to be offered, your prompt reply with written instruction will be required for us to issue a minimum legal requirement of TWO (2) months + 2 days postage of notice to the tenants to leave the property at the end of the lease.

Longer leases may be considered to be beneficial to all parties to minimize the impact of new laws affecting notice period required amid a short term lease, security of tenancy, lease terms which factor in new legislative requirements whilst giving those with fixed term tenancies added security of a secure tenancy and income for the term of the lease.

SELLING A TENANTED PROPERTY

- The new laws allow Tenants to simply give 2 weeks notice that they will leave the property if within the **first 2 months** of signing a Fixed Term tenancy, the property is listed for sale.
- In light of this law, we recommend that if you are planning to sell your property at any time in the future you advise your Property Manager as soon as possible of your plans and enquire and discuss the tenancy status so you are fully aware of your options and if applicable, take it into account prior to listing your property for sale.