

1st June, 2009

Hi. The wettest May ever in recent years sure made me appreciate living on a hill!!! With the combined dam levels now at over 74% is amazing! Its Census month and we would really like to update our information and stats so if everyone could fill out the back of this newsletter and return it that would be great. This information is a Fire & Safety requirement in case an emergency issue arises & also helping us to contact you quickly. Bowen Pt Building has been noisy of late and therefore prompting us to include extracts from the By-laws - 'Noise' to remind people that these laws are in place to ensure all residents have a right to their peaceful enjoyment of their lot and considerate behavior should be shown at all times & a must living on a community titled scheme.

May Issues

- **The front exit gate has been and still is playing up!!!!**
- **Fire Evacuation plans have been completed and mounted in Nebula & Cumulus Buildings. Bowen Pt plans currently in progress.**
- **A Fire audit was conducted in the Cumulus Building by the Qld Fire & Rescue Service and all our records and fire equipment passing the test!**
- **Annual Fire Door Tests have been completed in High-rise Buildings with several doors deemed needing repairs.**
- **The quarterly Cloudland Committee meeting took place with discussions regarding future maintenance & upgrade plans for the complex.**
- **Nimbus, Stratus & Bowen Pt had rooves patched during the rainy period.**
- **Extensive Termite inspections have been conducted throughout the Cloudland's common properties and gardens but no live termites were found. Some evidence that they were in the Memorial Garden with some retaining wall timber showing signs of bore holes.**
- **Bowen Pt render repair & re paint has been delayed due to the inclement weather.**
- **The BCC gave permission to have the front entry Chinese Elms removed and Jacaranda removed due to the potential fall hazard on neighbouring properties.**

Annual Fire Door Test Results

Plenty of warning was given to everyone regarding the door tests and pleased to advise that out of 109 units there were only 2 units that no access was accomplished. Thank you to everyone for their co operation and for making Advance Fires job a lot easier.



Before & after shots of Tree Removal

CAR PARKING

-Visitors Car Parking Spaces are for visitors and not for residents residing in the complex.

-Your unit comes with a designated car space or spaces depending on when you purchased the unit / rented the unit the total number of parking spaces would have been explained.

-If you have more cars than the allocated car spaces for your unit which you reside in they must be parked outside the complex and as per by law 3(c) and is not allowed to park in the visitors bays.

-The site manager is empowered by the Body Corporate to enforce the by-laws that have been put in place.

If you would like a copy of these rules visit our website. www.cloudland.com

Random Quote:

The greatest light attracts the deepest darkness

PROPERTY MANAGEMENT ONSITE RENTAL AGENT

If you are thinking about renting out your property give Michelle a call. Living on site gives me the advantage of frontline management of your valuable asset. My fees are very competitive!
FOR A FREE RENTAL APPRAISAL RING MICHELLE ON 3257 7007 / 0401 190 077 or #400 INTERNAL INTERCOM/ OR EMAIL

2. NOISE
 - (a) An Owner or Occupier must not create any noise likely to interfere with the peaceful enjoyment of a person lawfully on another Lot, the Common Property, a lot in the Adjoining Schemes or the common property of the adjoining Schemes.
 - (b) Owners and Occupiers leaving or returning to Lots late at night or early in the morning must do so with minimum noise.
 - (c) An Owner or Occupier must request Invitees leaving after 11pm to leave quietly.

CENSUS - Update
Please fill out back of this form & return to site management asap.

Have a Great month Everybody!! ☺☺☺☺☺☺☺☺

CLOUDLAND RESIDENTIAL COMPLEX CENSUS UPDATE

Please fill out & return to On-site Managers letter box by 19th June, 2009

Unit No. Building. Level.....

Number of People dwelling in the Unit/Townhouse :

Adults:(M)(F)

Children:(M)(F)

Pets:DogCat(Other)

Any disability preventing exit:

Full Names of persons occupying the Dwelling & contact ph:

Name:.....Ph:.....

Name:.....Ph:.....

Name:.....Ph:.....

Name:.....Ph:.....

Name:.....Ph:.....

Name:.....Ph:.....

Nominated Email address:.....

Please circle: Are you the owner of this unit? Yes / No

Name & Phone Number of your rental agent.....

Registration No. of your nominated vehicle/s of your carpark/s :-

Make & Model..... Regn No.

Make & Model..... Regn No.

Emergency Contact details:

Please provide 1 emergency contact name & number in case of an emergency situation arising.

Name:..... Ph/mob:.....

PRIVACY STATEMENT

All personal information collected by Cloudland Management Services will be treated as confidential. All information provided will be used for all Health & Safety Issues which may arise. No information will be disclosed without your consent except where we may be required by law to disclose certain information.

Your details will not be added to any external mailing list or used for any other purposes other than assisting the On-site Management in their duties.