



THE SHIELD | ISSUE 1 | FEB 2021

SHIELD NEWS



GETTING A HEAD START FOR 2022

NEW SMOKE ALARM COMPLIANCES

As you may be aware, the Queensland Fire & Emergency Services have several scheduled legislation changes in place and Shield Management now require all owners instructions regarding the changes that may impact their investment properties. The new legislation states that ALL investment properties in Queensland will need to comply with these new regulations by Dec 31st 2021. We understand 2022 seems like such a long way away but it is getting surprisingly close now and this is when Queensland will see big changes to smoke alarm legislation. Property investors and landlords need to consider that this year in 2021, there will be a huge rush creating a waiting list, along with the possibility of a price hike while people scramble to get this done in time. Here at Shield Management our goal is to ensure that all our properties are smoke alarm compliant before the rush and when the costs are more reasonable. The cost of being compliant will depend on your property. Following the above example, all properties must have alarms in each story, each bedroom, and in hallways connecting to bedrooms. Most of our clients already have professional subscriptions with the company SAS Smoke Alarm Service, to organise a quote or for us to provide you with more information, please contact us at the office on (07)3389 7177 or via email to your property manager.

\$250 Refer a Friend

MORE INFO CONTACT: KERRIN@SHIELDMANAGEMENT.COM.AU

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SMOKE ALARMS 2022



**RENT
GUARANTEE
ON EVERY
PROPERTY!**

[Click Here](#)

"If its worth doing, its worth doing well. Protect your asset with Shield Management. Very happy I made the change!"

Heather King

HOT PROPERTY

DEEBING HEIGHTS, QLD 4306



Leased within days of being advertised.

Shield Management ended the year on an absolute high. This beautiful home topped off to be one of 2020's Hot Properties. This stunning Ex Display executive home stands out from the crowd and just oozes contemporary style and elegance! With an impressive facade, there is just the right balance of communal areas and areas you can retreat into, suiting your busy lifestyle. Located in the highly sought after Sovereign Pocket Estate and only minutes from Cunningham highway access to Brisbane, it's also only a few minutes drive to all the conveniences Yamanto has to offer including access to the Springfield/Centenary highway. Sovereign Park is only a walk across the road, while schools and other amenities are not far away either.

As you walk from the inviting front portico, the light filled entrance welcomes you to explore the endless features this home has to offer.

A few of these include: * Ducted/Zoned Air con throughout*, AMAZING open plan kitchen with huge Butlers Pantry*. Separate Lounge and dining areas that open up with huge stacker doors to the large timber deck overlooking the private yard*. Caesarstone benchtops in kitchen and bathrooms* Beautiful light filled Main bedroom with luxury double vanity Ensuite* Parents retreat/rumpus room on 2nd level* Built in robes to all bedrooms* 2x study nooks with plenty of storage throughout* Separate powered Shed with extra height to fit a caravan or boat* Private and secure yard with sandstone boulders and a Fire Pit* Our Property Managers are looking forward to taking on our new property and its lovely owners.

WHEN ONLY THE BEST WILL DO!



MEET KERRIN

As Shield Management's Principal / Licensee. Kerrin prides himself in working for you. With 22 years of experience, this Licensed Real Estate agent knows his stuff. His wealth of knowledge is all facets of residential real estate specialising in property management.

"Currently owning investment properties personally, I firmly believe I have a unique insight as to what an investor expects. I have always lived by the motto: Treat everyone with the same level of respect as you yourself would expect to receive; applying this philosophy has proved itself time and time again."

WATER SAVING TIPS AND TRICKS!

Here at Shield Management we like to think that we are doing our part in helping you save water around your home. A few easy tips to remember is to always teach the children to turn off the water when it isn't needed. Not only a great way to save money, but it is always a great way to help the earth. Water restrictions are currently not in place but we're asking everyone to reduce their water use. Water restrictions will be considered when the combined level of SEQ Water Grid reaches 50%.



The SEQ Water Grid is currently sitting at 57 %. Always keep a look out for any leaks or broken pipes and if you do find any, contact a plumber immediately to avoid water waste or extra charges. **TIP:** Thinking about updating your toilet? A dual flush toilet only uses just over 4ltrs for a full flush and 3ltrs for a half flush.

