



# Richardson Strata Management Services

## Condensation & Mould

### Causes & Cure

At this time of year, when condensation appears on the window panes of the property it is a clear indication that there is excessive moisture in the atmosphere. This can be caused by a number of different factors (cooking, washing, drying clothes etc) but is remedied by ventilating the property. Even though the weather may be cold outside and occupants will not want to leave a window open, or they may be concerned about security, ensuring that the property has a good balance between heating and ventilation, will ensure that moisture levels are kept to a minimum.

Ventilation is only effective if consistent throughout the whole of the property as condensation is encouraged by poor air circulation, where stagnant air pockets form (if furniture has been stored or wedged up against a wall) and the first evidence is the appearance of water droplets and/or mould mildew.

Generally, condensation in dwellings is mainly a winter problem particularly where warm moist air generates in living areas and then penetrates to the colder parts of the building – ie, the windows. The moisture in the air comes from a number of sources within the house and water vapour is produced in relatively large quantities from normal day to day activities. Theoretically it is possible to avoid condensation by adequate ventilation. The suggestions would be:-

- Where possible try to avoid drying clothes inside the property. All drying appliances should vent externally, in addition to ensuring that a window is open.
- REGULATE the heating, so that there is no time when the fabric of the building is allowed to cool down, by keeping heating on low temperature during the day.
- AFTER a bath or shower, ventilate the room to the outside, not to the rest of the

house - just opening a window and closing the door to the room will help. If you have an extractor fan, this should be switched on whilst bathing / showering and left on after you have finished so that excess moisture is removed.

- DON'T fill cupboards and wardrobes too full.
- AVOID stacking boxes or storing clothes in rooms particularly against outside walls – condensation (mould/mildew) may form behind them – allow air to circulate.

- KEEP a small window open or open a vent in the window if you have one.

We suggest you remove condensation from windows / surfaces as it occurs. You should clean off any mildew/mould which has been formed by the condensation – this can be by using a commercial “mould & mildew cleaner” or a diluted bleach solution – using the relevant precautions.

Through our seasonal newsletter we aim to keep you informed of current news and updates relevant to Strata and Survey Strata schemes.

Richardson Strata Management Services provides an online portal service for all of our clients where information relevant to your building can be viewed online using a unique username and password for each owner.

If you do not already have your username and password please contact your Strata Manager for assistance.

To log into the online portal please follow the link below:

[Online Portal](#)

## Winter is coming!

*Don't ignore your roofing, guttering and trees.*

Regular roof maintenance and cleaning of guttering can prevent expensive water damage repairs. It is time now to have the gutters cleaned and roofing checked for missing or cracked tiles.

Bad weather and strong winds can turn a tree branch into a high speed weapon causing damage to buildings, property and people.

Regular maintenance and trimming can help keep your property safe and trees looking healthy, beautiful and ready for spring.

## Learn About Strata

at SCAWA Owners' Events

The industry body have regular events for Owners to attend. These events are informative and educational and we recommend all Owners get involved wherever possible.

Should you wish to attend one of these events please contact your Strata Manager and express your interest in being notified of all upcoming events.

Visit <https://www.strata.community/events/category/wa> to find out more!



## Walk to D'Feet MND

Sunday 6 May dawned with showers and stormy weather but that did not stop six members of the Richardson Strata Management Services team from arriving at the picturesque Perry Lakes Reserve and participating the Walk to D'Feet Motor Neuron Disease (MND). The sun came out minutes before the start and we enjoyed a 4km stroll around the lake, with approximately 1000 other co-supporters.

With a past member of our staff being diagnosed with this debilitating disease which attacks the nerve cells (neurons) controlling muscles



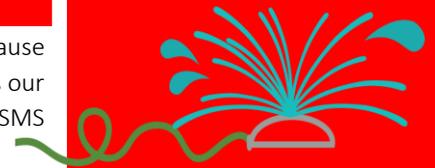
*Left to Right: Julia Barratt-Hill, Zac Murphy, Mya Murphy, Kyra Murphy & Johanna Katos at the Walk to D'Feet MND Fundraiser.*

we just had to get involved in this great fundraising event. The cause is unknown and currently there is no cure. Our participation was our way of showing support for friends and family within the RSMS community.

## Sprinkler Switch-off

Winter is on the way and so is the Winter Sprinkler Switch-off, which runs from 1 June to 31 August. The Switch-off applies to all scheme and bore water users in Perth, Mandurah, and some parts of the South West.

Rather than switching off your retic completely, we recommend setting it to run for short 30 second bursts at each station. This will prevent sand clogging up the system through the winter months.



## Law Week

### Owners in Strata

Strata Community Association WA held a workshop for owners in Strata Complex as part of Law Week on 17<sup>th</sup> May 2018.

Legal experts, Rachel Cosentino of Slater & Gordon Lawyers and John Park of Park Legal Solutions explained the key concepts of the Strata Titles Act and how the upcoming reforms will impact your owners. SCA WA winner of the Strata Manager of the Year 2016, Karen Richardson of Richardson Strata Management, helped put this into practical perspective.

The facilitator was SCA WA President, Scott Bellerby.

Many areas were discussed which included questions to the panel -

What are the strata company's primary responsibilities and who is in charge of ensuring

those responsibilities are fulfilled?

What do I need to consider if I'm interested in joining the council of owners and how do I join?

If the strata company is responsible for all of the duties discussed in question 3, what does the strata manager do?

Should schemes of all sizes have a strata manager?

How do I decide which strata manager to engage?

Should you have a contract?

How do I know what I'm responsible for as a lot owner versus what the strata company is responsible for? I.e. How do I know what I own?

If it's part of my lot, does that mean I can change things and do whatever I want to it?

What is the Annual General Meeting for and should I attend?



What are my levies for and how are increases justified?

What's the difference between Admin and Reserve Levies?

I'm refusing to pay my levies because my roof leak hasn't been fixed, is that a fair and acceptable approach for me to take?

A very common question I get asked is "The neighbour's dog is always barking or they keep having loud parties, what do I do"?

- Are pets allowed?
  - Do all strata companies have by-laws?
  - What if I'm not happy about these by-laws, do I have to follow them?
  - Can I change the by-laws?
- What about short-stay and Airbnb, is it allowed in a strata schemes:
- Can short stay work in a strata scheme?
  - We then moved on to some of

the key changes that are being proposed as part of the strata reforms:

- What will the requirements be for the strata company to establish and maintain maintenance plans?
- Will strata companies need to have a reserve fund?
- Will the reforms include regulation for strata managers?
- What are the other key changes affecting the owners?

There was a lot of interaction between the panel, the facilitator and the attendees and some lively debate.

SCAWA often hold workshops and invite owners in Strata Schemes to attend.

These workshops are not to be missed and we urge you all to attend and hear what the industry has to say on the various topics and more importantly join in the debate and discussions.

**Address:** 138 Burswood Road, BURSWOOD WA 6100

**Office Phone:** (08) 9472 1833

**Emergency Pager Phone:** (08) 9485 7698

**Email:** [reception@richardsonstrata.com.au](mailto:reception@richardsonstrata.com.au)

**Website:** [www.richardsonstrata.com.au](http://www.richardsonstrata.com.au)



Please note that the information contained in this newsletter is intended to be general news and not advice as each individuals situation will vary depending upon the specific circumstances. You may wish to seek professional legal, taxation, accounting and financial advice as it relates to your personal circumstances.