



NEWS - OCTOBER 2011

## Community Fire Safety Notice

House fires are all too common in Australia and it's the preventable ones that are the cause of most concern. Whether it's a bushfire or faulty electrical appliances that spark a house fire, it's important to have fire safety at the top of your mind when it matters most. Here are some important tips on making sure your home and your family are prepared as well as possible in the case of fire breaking out in the home

1. Security is important, but make sure you can get out of your house quickly if you need to. If you use deadlocks, make sure that you have keys in easy reach if you have to get out in a hurry, and in darkness.
2. You must change your fire alarm batteries every 12 months (you may hear campaigns about this around the end of March to early April), but it's also important that you test your fire alarms every month to ensure they're working. Only working fire alarms save lives - [www.changeyourbattery.com.au](http://www.changeyourbattery.com.au).
3. Make sure your children know the stop, drop, and roll routine in case they're ever caught in an open flame situation, and to get as close to the ground as possible if there's smoke in the room.
4. For people who might be a bit forgetful or have a tendency to leave appliances on, such as the iron or hair straightener, get in the habit of pulling the plug out of the wall, use a post it note to remind you that you've turned it off, or invest in appliances that will turn off if left inactive for a period of time.
5. Buy quality pyjamas made from fire-retardant materials for you and your family. Many synthetic fibres are actually very flammable and can cause burning and breathing difficulties from toxic fumes if exposed to an open flame.
6. If there is a fire near your home, evacuate sooner rather than later. Place outdoor furniture in the pool if you have one, grab essential items, and get your family and pets to safe ground.
7. If you are in a house fire, feel the door before opening it, if it's hot, chances are you could be walking into a more dangerous situation than you are already in. If you have to escape through a window, close the door of the room and block the underneath of the door before opening or smashing windows. The oxygen released into the house when opening windows fuels fire, so the least you let into the fire, the more time you'll have to escape.
8. Probably most importantly, have an escape plan set out for each room in your home. Know where you're to assemble if the fire is inside or outside your home. Having contingency plans is always a good idea!

**We've gone Pink for Pink Ribbon Month October 2011**

To go pink yourself find pink ribbon merchandise in all Professionals offices this month. So far we've raised over \$1,648,766.88 for cancer research. Help us reach our goal of 2 million and donate today.



# Pick My House! It's The Best!

**If you want your home to stand out against others for sale; if you want to achieve the best price possible; if you want to attract more potential buyers to your open homes... then you need to have the best house available!**

Experience tells us as real estate agents that a well presented functional home has a better chance of selling at a higher price, than one that's had no attention given to it. If you have a house for sale, or if you're thinking of selling, we can help give you some ideas on what might make your home present well to potential buyers.

Remember - first impressions count! What does the exterior of your house look like? Would you want to look inside if you were seeing it from the outside for the first time?

However, what's on the inside matters more, but only once potential buyers are through the door. Make sure your home is clutter-free and clean during inspections. Potential buyers want to know that the home is functional but at the same time be able to picture their own belongings in the space.

If your home is in need of a paint job or new flooring, potential buyers will subtract what they think the cost of repair is from what they're prepared to offer for the property. If you fix these things first, they're less likely to want to discount the asking price because of those things. Not only that, but you could attract more potential buyers by being able to advertise that your home has all new paint and flooring.

Ask us for advice - All properties have their differences. What helps one property sell may not help another, so getting a professional opinion from someone who looks at and values properties for a living is the best way to find out what will add value to your home quickly. Our team at Professionals know the area and have experience in helping people sell and buy property. We'd love to help you too!



## Making Your Home Great for Entertaining

Aussies are renowned for their backyard barbeques. We love to get outdoors, relax with friends and chuck a chop on the barbie! So how do you make your home great for entertaining? Well there are a few key ingredients to take note of:

- 1) Having a good outdoor area with plenty of seating is essential. You may need to move some things around, but it'll be worth it if your guests can mingle more easily.
- 2) If you have good furniture that you don't want to ruin, store it somewhere else. It's very hard for guests to feel comfortable if they feel they're being watched under a microscope for the slightest accidental spill.
- 3) Create an atmosphere. It doesn't matter whether it's music or just lots of conversation, the last thing you want to hear are the crickets in the backyard or the neighbour's TV!
- 4) Organise the space with esky's and a table for the food. The easier it is for everyone to access their own food and drink, the easier you'll find hosting.
- 5) Don't be afraid to ask your friends to bring a plate, or their own drinks. Not having to get up at the crack of dawn to make that pasta salad or having to spend a fortune on beverages for thirsty friends will make your day much more pleasant.
- 6) Cleaning up is the worst part of any BBQ, but the easiest way to not have a massive job on your hands the next day is to use disposable everything. Don't forget to put the bins somewhere accessible to everyone, and make sure there's a recycling option for bottles and paper plates.

Happy home entertaining everyone! Remember, party responsibly, and of course have a good time!



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