

MAINTENANCE IN YOUR APARTMENT

POLISHED FLOORS

Clean up spills with a damp cloth. Vacuum or sweep the floor daily or as needed to prevent accumulation of dirt or grit that can scratch or dull the floor finish.

Clean the floor using a wood floor soap added to water. Use as little water on the mop as possible.

Be careful with heavy appliances and furniture as they can cause damage to the floor. Eg. Use protective padding.

Scatter rugs are a great way to reduce noise levels. Avoid wearing high heeled stiletto shoes as these damage floors and are noisy.

CARPET CARE

Vacuum thoroughly at least every week.

Use furniture cups and rearrange your furniture occasionally to assist in alleviating pressure marks.

Scatter rugs are of great use in high traffic areas to minimise uneven wearing.

The early detection and cleaning of a stain is always beneficial.

PAINT WORK

Dirt and scuff marks on walls are successfully erased with a Chux "Magic Eraser Hard Surface Cleaner" (or equivalent). (Available from cleaning section of supermarket.)

Clean dirt and scuff marks from painted surfaces with warm water and a mild detergent using a soft cloth.

Do not use rough abrasive scrubbing brushes, "Spray 'n' Wipe" or caustic preparations.

STAINLESS STEEL

It is important to remember that stainless steel can be scratched by careless handling/aggressive scrubbing.

Do not use abrasive scourers on stainless steel.

Do not use concentrated bleach or hydrochloric acid based cleaning products.

Always clean the surface with the grain of the steel, not in circles.

Clean regularly with plenty of water, a mild household detergent, and a soft cloth. Dry thoroughly to prevent streaky marks being left behind. An equal quantity of baby oil and methylated spirits will also help maintain lustre. Stainless steel may discolour if left in contact with salts or acids for extended periods.

GRANITE

Careless handling can scratch the sealed surface of granite.

Clean regularly with soft cloth, warm water and mild detergent. Wipe dry. Micro cloths are also effective.

GLASS

For cleaning purposes use a soft clean grit free cloth with water and a mild detergent. Thoroughly wash off detergent residue with clean water. Micro cloths are also very effective.

Do not, under any circumstances, use any form of abrasive cleaner as this may cause damage to the glass.

Do not allow any metal or hard parts of squeegees to contact the glass surface.

Do not use metal scrapers.

CUTTING BOARD-CARE INSTRUCTIONS

To obtain maximum service and appearance, the following points should be observed:

Do Not expose the cutting board to excessive heat from cooking appliances or steam, or leave exposed to direct sunlight for long periods.

Do not immerse in water or place in a dishwasher.

Do not allow cutting board to sit on sink drain with water underneath as this will cause damage.

Clean regularly with a damp cloth or sponge

Apply a generous coating of vegetable cooking oil every few months, or whenever the board begins to feel dry, to renew the natural oils and reduce the risk of splitting and loss of shape.

Use care to avoid dropping the board on hard floors which can damage rebated edges.

RESIDENTS OF SARATOGA

CONSIDER YOUR NEIGHBOUR

NOISE

- Please be mindful when entering and/or leaving your apartment that, due to the high ceilings in the building together with the timber flooring, noise is accentuated and travels ie: slamming doors, walking in high-heeled shoes, high voice levels etc.
- Choose footwear with soft or rubber soles when in your apartment.
- Use the lowest bass setting on entertainment equipment and be mindful of the volume level. A piece of hardwood under the speakers with a piece of matting or felt material under the hardwood helps reduce vibrations through the walls and floors. Headsets may also be a consideration.
- Use felt pads on the legs of chairs and/or furniture that gets moved around.

CARPARK

- Storage of personal items in car park is not permitted unless within an approved storage locker.
- Visitors' carparking is for short term use by **legitimate visitors** and **not residents**. **Offending vehicles will be towed.**

RECREATION AREA

- Please observe all regulated rules and times to these facilities.
- Please leave BBQs and/or area **clean and tidy**.
- **Glass** items are **not allowed** within the perimeters of the fenced pool area.

SMOKING

- **SMOKING** within the premises and common areas of the building is **PROHIBITED**. Common areas also include the external pedestrian entrance steps to the building.
- The **SMOKING** of **ILLEGAL SUBSTANCES** is not allowed and reportable under Queensland Law.

OTHER POINTS

- Please do not discard general litter in the carpark and surrounding gardens.
- Please ensure that the laundry fan is operating when using the clothes dryer and the dryer filter is cleaned before each use as this is a fire hazard.
- You are required to pre-book the lifts (so that they may be padded) for:
 - move in / move out;
 - delivery / removal of large items.
- As advised by the Brisbane City Council, disposal of any items such as computers, electrical items pot plants etc is prohibited from being placed in the blue bins and must be disposed of appropriately. These bins are strictly for household kitchen rubbish. If you require assistance with proper removal please advise us rather than just dumping them in the bin room. All cardboard boxes must be emptied and broken up.

Peggy Chen & Vinh Le
Resident Managers

(For further information please refer to your Body Corporate Bylaws)