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a hot new trend



'THERE'S NO DOWNSIDE AT ALL'

So, what's life really like at Sydney's first smoke-free apartment block?

Unit owner Jacky Barton says, as a non-smoker, she would encourage all other buildings to go the same way.

"I was absolutely in favour of the new bylaw," says Barton, 43, an IT expert. "I don't like the smell and there were butts everywhere; they were a continual problem. Especially in older buildings, they often have shared ventilation systems which suck – literally!"

Tenant Justin Peryman, 35, loves being able to live in a smoke-free environment.

"It really promotes healthy living," he says. "I lived in this block a while ago and moved out but came back again recently and I think the bylaw makes it much more desirable. You know you're not going to have the smell of smoke near you."

Peryman, a retail manager, and his wife, Bronwyn, 33, an early-childhood teacher, say they hope the trend catches on.

"In your own home, you don't want to be affected by what others are doing," he says. "There's no downside at all."

themselves. Although this could be a lengthy, costly and unsuccessful course of action, he feels it's a worthwhile process.

"This is something that should be dealt with in an objective manner," Murphy says.

"What's next? Banning drinking coffee in your own home?"

Many smokers are also unlikely to be in favour of such a trend. A Paddington apartment-dweller and committed smoker, Anita Variamis, 32, has branded it "ridiculous".

"That's your own space," she says. "Especially if you own it."

"I can understand smoking being banned on the common property of a building but not in your own home. They're trying to take it one step too far."

IN FAVOUR

It's a burning issue that delights a spokesman for anti-smoking lobby group Action On Smoking And Health, Stafford Sanders.

Sanders says that at a time when research shows how much damage second-hand exposure to smoke causes, it's a development in apartment living to be encouraged.

"I'm a long-time civil libertarian but smoke goes everywhere: through cracks in walls, doors, out of windows, on to others' balconies," he says.

"It's inevitable that smoking will be banned more and more in apartment blocks, whether they choose to phase it in, enact it immediately or apply it gradually to new owners and new tenants."

Such bylaws have been enacted in a few apartment buildings in the US and Canada, Sanders says, and he knows of another block, in Sydney's Kensington, that has been contemplating a similar move.

"It's been shown overseas that there's a strong demand for smoke-free accommodation and, far from driving away buyers, it's attracted more," he says.

NSW Council for Civil Liberties, Cameron Murphy, is outraged by the move, saying it's an affront to people's freedom to do as they wish in the privacy of their own homes.

"It's completely outrageous," he says. "Quite clearly, if someone is smoking and it's affecting another person, it's reasonable to take action. But I think a lot of credibility is lost if you try to impose a blanket

ban on what is effectively using a lawful product in people's own private space."

Murphy believes it's a far better system for residents affected by a neighbour's smoke to ask their executive committee to take action on the basis that it's compromising their peaceful enjoyment of their lot, or to take it to the Consumer, Trader & Tenancy Tribunal

Smart Buys Anna Anderson



CAMMERAY
4/33 ANZAC AVE
\$485,000+



You'll hear traffic from the freeway behind this 1970s block but it's handy to Cammeray village and Crows Nest. The unrenovated 75 sq m flat overlooks Anzac Park and has a lockable garage. **Strata levy** \$758 pq. **Inspect** By appointment. **Agent** Ray White LNS, 0414 312 013. **More photos @ Domain.com.au**



CAMPERDOWN
37/43-57 MALLETT ST
\$360,000+



This 47 sq m apartment is in a converted warehouse 10 minutes' walk from Sydney University. The bedroom (with built-ins) and bathroom are upstairs. **Strata levy** \$539 pq. **Inspect** Sat, 10-10.30am. **Agent** Raine & Horne Newtown, 0414 288 892. **Auction** April 16. **More photos @ Domain.com.au**



RANDWICK
7F/14 BLIGH PLACE
\$380,000+



Despite having a lift and a pool in this 1970s complex, the levies are comparatively low. This seventh-floor, 42 sq m flat has an L-shaped living room, balcony and car space. **Strata levy** \$683 pq. **Inspect** Sat and Thu, 10-10.40am. **Agent** Mint 360 Property, 0423 333 333. **Auction** April 16. **More photos @ Domain.com.au**



ASHFIELD
6/185 FREDERICK ST
\$360,000+



On the middle floor of a 1970s low-rise, this 73 sq m apartment (including balcony) has a gas kitchen, built-ins and open-plan living area. Hammond Park is metres away. **Strata levy** \$621 pq. **Inspect** Sat and Sun, 10-10.45am. **Agent** Raine & Horne Montano, 0414 448 565. **Auction** April 16. **More photos @ Domain.com.au**

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