

In response to concerns of residents, the Strata Committee recently reviewed the House Rules and made amendments to:

Parking and traffic
Facilities – Pool, gym and sauna
Tennis courts

Residents using or intending to use the facilities are to comply with these rules.

A full copy of the amended House Rules follows for your information.

Strata Manager

STRATA MANAGEMENT:

Waratah Strata Management can be contacted in relation to common property and individual lot maintenance and breaches of the strata By-Laws and the like. Requests to the Strata Committee to consider any matter can go to the Strata Manager.

PROPERTY MANAGER:

The Property Manager is _____ and he, or the on-duty assistant property manager, can be contacted on 0412 _____ day and night seven days a week. He is to be contacted in relation to issues of common property building maintenance, providing access for contractors and removalists, garbage issues and the like. He can show you around the property, including where your lot's main taps are for hot and cold water main supply and the location of gas meters and fuses. He can also arrange for additional keys and garage access cards

DELIVERIES

Residents are responsible for all personally addressed courier deliveries. Arrangements for delivery should be made at the time of purchase. To date, when residents are not available to accept deliveries, couriers often leave them with, or at the office, of the property manager. The Strata Corporation and its property manager are not able to take responsibility for such deliveries and will no longer receive them. If instructed by residents, couriers may leave them outside the front door of the appropriate block (as is current practice with newspapers) or townhouse but their security and collection are the responsibilities of the residents to whom they are addressed.

PARKING AND TRAFFIC

A speed limit of 10kph is to be observed throughout the complex.

The garage door is set opened at peak times in the morning and afternoon to facilitate ease of entry. However, if there is any doubt whether this arrangement is in place, a driver is to use their card/remote to ensure the door remains open and to avoid damage to their vehicle.

When entering or leaving the underground parking area, residents are to turn on their headlights and be aware of children even when the children are accompanied by adults.

The parking spaces located to the left of the underground parking entrance are for visitors only. Residents are not to park in these spaces. No-one is permitted to park in common property driveways.

Owners and residents are not permitted to lease or sub-lease a car space to a person who is not a resident in the building.

GARBAGE:

Rubbish is not to be left in common property, areas of the buildings including corridors, at the garbage chutes, in the stairwells, garage areas or foyers. Please ensure that all general waste is properly bagged, particularly when being transported through common property or put down the garbage chutes.

Recycling materials are not to be put down the garbage chutes, but are to be taken to the area which is located on the basement level adjacent to the lifts or placed in the appropriate recycling bin in the main garbage room beside the underground car park entrance. Large items such as old furniture or electrical appliances are to be taken to the main garbage room. Large cardboard boxes must be flattened and placed in the large recycling bin in the main garbage room and plastic bags, foam boxes and packaging are not recyclable and are to be placed in general garbage.

NOISE & BEHAVIOUR:

Residents and their guests are not to create any noise or behaviours that will create a nuisance or interfere with other residents. Residents are responsible for the behaviour of their guests. Children are not permitted to play on common property unless under direct adult supervision.

Drinking of alcohol and smoking are not permitted on common property at any time. Smoking on balconies where that smoke is causing a nuisance to other residents is not permitted. Cigarette butts are not to be discarded from unit windows as falling on balconies/patios below it is a health and fire hazard. When smoking in an outside area, it is expected that butts will be collected and disposed of in garbage. The gazebo adjacent to the tennis courts is a designated smoking area.

FACILITIES

1. Pool, gym sauna

The pool and gym are open from 6am to 10pm. Residents must at all times be accompanied by children and their visitors when using these facilities. The pool rules listed in the pool area are to be followed by all users. No form of soap or bubble bath is to be placed in the spa as it causes damage and closure of the spa for maintenance. No oils are to be placed on the sauna heater as this will damage the heater. This is a non-smoking area.

Lessons

Commercial activities are discouraged as the facilities are provided for the recreational use of all residents. However, residents, their children and accompanying guests of residents are permitted to take swimming lessons with an instructor who is either another resident or a non-resident. When a resident's children and/or their guests are involved in lessons, the resident must be present during instruction. A maximum of three students is permitted for any lesson.

No swimming instructor (resident or non-resident) is permitted to use the pool to conduct lessons for non-residents on either a voluntary or paid basis.

All lesson times and instructor's names are to be registered by the resident with the Property Manager at least 24 hours in advance of the lesson. The Property Manager has the absolute discretion to deny access to the pool for lessons if there are prior lessons booked or if it is a known time for peak use by other residents.

2. BBQ area

The BBQ area is available to all residents and booking is required on a sheet at the office outside A Block. The BBQ area, hot plate and surrounding area are to be cleaned after use. This is a non-smoking area.

3. Tennis courts

The tennis courts are a non-smoking area and locked with the same key that is used for the pool. Residents may book a court for up to two hours a day either as a two-hour block or two single hours. The booking is to be recorded on booking sheet at the office outside A Block which requires Lot No, printed resident's name and resident's signature.

Lessons

Commercial activities are discouraged as the facilities are provided for the recreational use of all residents. However, residents, their children and accompanying guests of residents are permitted to take coaching lessons with an instructor who is either another resident or an outside instructor. When a resident's children and/or guests are involved in lessons, the resident must be present during instruction. No instructor

(resident or non-resident) is permitted to use the courts to conduct lessons for non-residents either on a voluntary or paid basis.

LAUNDRY:

Residents are not permitted to hang washing on balconies or in windows where it is visible from outside of the building. When drying washing in sunrooms the vertical blinds can be opened to 45 degrees.

MOVING IN OR OUT:

Contact the property manager two days before moving furniture and other large items in to or out of the building. The caretaker will arrange for curtains to be placed in the lift and will assist with parking and access arrangements. You will also be informed about the times that this activity can be carried out.

ANIMALS:

Residents are not permitted to keep or bring on to common property any animals without the prior written approval of the Owners Corporation.

MAINTENANCE RESPONSIBILITIES

1. Closing of unit doors:

All unit entry doors are required to have an operational door closer. This is a requirement of the Fire Code to reduce the spread of fire should a fire occur in the building. Please ensure the door closer is properly adjusted to prevent the door from slamming closed as this causes considerable disturbance to other residents.

2. Water hammer:

Faulty washers in taps, toilet cisterns and washing machines can result in shuddering of water pipes, known as water hammer. Taps, washers and toilet cisterns are the lot owner's responsibility to maintain, so if you are aware of this noise in your unit, please have the washers replaced or notify your rental agent.

COMMUNICATION

Notice of strata meetings and the minutes of meetings are placed on the noticeboards at the mailboxes and noticeboards on the basement level of each unit block. Most owners receive email copies.

REPAIRS AND RENNOVATIONS

Special By-law 14 *General renovations protocol* will cover the procedures owners are to follow when wishing to make changes to their lot. Cosmetic work can be carried out by owners without the approval of the Owners' Corporation but in accordance with the by-law. The procedures for gaining approval for Minor renovations or Major works are contained in the by-law which is to be the first point of reference. Within this by-law the following definitions apply:

<p>Cosmetic work includes but is not limited to work for the following purposes:</p> <ul style="list-style-type: none">(a) installing or replacing hooks, nails or screws for hanging paintings and other things on walls,(b) installing or replacing handrails,(c) painting,(d) filling minor holes and cracks in internal walls,(e) laying carpet,(f) installing or replacing built-in wardrobes,(g) installing or replacing internal blinds and curtains,(h) any other work prescribed by the regulations for the purposes of this subsection.	<p>Minor renovations include but are not limited to work for the purposes of the following:</p> <ul style="list-style-type: none">(a) renovating a kitchen,(b) changing recessed light fittings,(c) installing or replacing wood or other hard floors,(d) installing or replacing wiring or cabling or power or access points,(e) work involving reconfiguring walls,(f) any other work prescribed by the regulations for the purposes of this subsection.
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Major Works means any works that are not Minor Renovations or Cosmetic Works or otherwise regulated by another By-Law.