

Notice Board at the entrance to the complex, in existence since 2001:



MACQUARIE GARDENS

This complex is monitored **24 hours - 7 days**

ALL removalists & contractors **MUST** report
to the Caretaker on

0412 152 948

It is a condition of entry to this complex that
ALL VISITORS comply with the existing by-laws

WARATAH

Strata  Management

Address: P.O. Box 125, Eastwood NSW 2122 Phone: 02 9114 9599 Fax: 02 9114 9598
Email: enquiry@waratahstrata.com.au Web: www.waratahstrata.com.au

By Laws for SP 52948
1-15 Fontenoy Road,
NORTH RYDE NSW 2113

After Hours Emergencies 1300 730 214
(Before 9am – After 5pm, Weekends and Public Holidays)

1 Noise

An owner or occupier of a lot must not create any noise on the parcel likely to interfere with the peaceful enjoyment of the owner or occupier of another lot or of any person lawfully using common property.

2 Vehicles

An owner or occupier of a lot must not park or stand any motor or other vehicle upon common property except with the written approval of the owners corporation.

3 Obstruction of Common property

An owner or occupier of a lot must not obstruct lawful use of common property by any person.

9 Depositing rubbish and other material on common property

An owner or occupier of a lot must not deposit or throw on the common property any rubbish, dirt, dust or other material likely to interfere with the peaceful enjoyment of the owner or occupier of another lot or of any person lawfully using common property.

10 Drying of laundry items

An owner or occupier of a lot must not, except with the consent in writing of the owners corporation, hang any washing, towel, bedding, clothing or other article on any part of the parcel in such a way as to be visible from outside the building, other than on any lines provided by the owners corporation for the purpose and there only for a reasonable period.

Extracts from maintenance contract dated 7 December 2014:

6.4 The Contractor will be responsible for and will ensure the good and proper conduct of its officers, employees and agents whom are engaged in providing the Services on the Premises.

7.2 The Contractor and its officers, employees and agents must ensure that all plant, machinery, tools, vehicles, ladders, scaffolding and other equipment used in the execution or performance of the Caretaking Services comply with any relevant statutory or other equipment regulations and are in safe condition. When not in use such equipment will be properly stored and secured so as to prevent unauthorised use thereof.

Staff member

deliberately ignoring strata by-laws and parking illegally for more than four hours on 17th of December 2017:



The correct way to deal with illegal parking on common property is to put sticky warning on the window, as shown by this example:

