

The Pyrmont Strata Plan 51673 Summary of By-laws

For the safety and comfort of all residents, please note the following summary of by-laws and house rules:
HEAVY FINES WILL BE IMPOSED FOR BREACHES OF BY-LAWS.

Behaviour of occupiers and their visitors

- No noise or behaviour that will interfere with or offend any other occupier is permitted
- Occupiers must be adequately clothed and behave in a manner so as not to cause offence
- Appropriate footwear and clothing must be worn at all times on common property
- The consumption of alcohol is not permitted in any common areas.
- Smoking is strictly prohibited on common property and on balconies and the entrance to the building
- Throwing rubbish (including cigarette butts) from balconies is strictly prohibited

Condition and appearance of a lot

- Your apartment must be kept clean and in good repair at all times
- Nothing must be visible from the outside of the building, which is not in keeping with the rest of the building
- You are not permitted to erect screens or other devices on the balconies
- Laundry is not permitted to be hung on the balconies and be visible from the street or another Unit
- Restrictions apply as to the number of people allowed to occupy a lot. 1 bedroom apartments are to have no more than 2 occupiers, 2 bedroom apartments no more than 4, and 3 bedroom apartments, no more than 6 occupiers, Townhouses no more than 2 occupiers.

Moving in / out and damage to the building

- Residents may only move in or out of the building between the hours of 9.30am and 3.30pm Monday to Saturday.
- Bookings must be made with the concierge at reception 24 hours in advance
- Trolleys, large boxes, furniture or any large bulky items are prohibited through the front entrance and foyer. These items must be delivered through the garage door located at Ada Place which is the rear of the building.
- Residents/contractors who cause any damage to the lifts or any area of common property will be charged for the repairs
- A fee of \$65 applies when moving in or out of the building Mon-Fri and \$100 on Saturdays.
- A refundable BOND of \$200 is to be paid by residents to the concierge when moving in or out of the building. The Bond is refunded once the area is inspected and if no damage is made or rubbish left on common property.

Security

- Residents and visitors must not do anything that may prejudice the security or safety of the building. Please ensure that when entering the building that other people do not follow you in through the front entrance or the car park entrance. You must also not allow access or swipe anyone to any part of the building even if requested
- The Executive Committee has the power to restrict access to various parts of the building for security purposes
- 32 Security cameras are in use in certain parts of the building and video surveillance recordings are made and stored for a period of time

Garbage

- No large items are to be placed in the garbage chute. All waste is to be placed in the chute in small, sealed bags and not on the floor of the garbage rooms. Cardboard, newspapers and clean bottles for recycling are to be placed in the appropriate plastic bins provided in the garbage and the bins located on B2.
- Residents are not permitted to place large household items such as furniture or appliances in the garbage rooms or common areas. Household items and appliances must be disposed of at the B1 loading dock area beside the large green bins.
- No rubbish is to be placed down sinks, toilets or drains that may cause a blockage. Plumbers repair charges will be levied against offenders.

Motor Vehicles and Parking

- All residents must only park in their designated space. Residents who wish to rent or allow another resident to use of their car space must notify the Concierge in writing of such an arrangement.
- IT IS STRICTLY PROHIBITED TO RENT OUT OR ALLOW SOMEONE WHO IS NOT A RESIDENT IN THE BUILDING TO PARK IN YOUR CAR SPACE.
- No vehicle may park or stand on common property without the consent of the Building Manager or Concierge. The Building Manager will take whatever action it deems appropriate for any vehicles parked illegally.

A FULL SET OF BY-LAWS IS AVAILABLE FROM THE CONCIERGE OFFICE.