

SUBI STRAND

HOUSE RULES

The purpose of this document is to establish clear House Rules for the use of common facilities and provide information and advice for residents of Subi Strand.

All House Rules, information and advice are consistent with relevant By-Laws and have been approved by the Strata Company and Council.

It is the responsibility of the resident to ensure that they and their guests are aware of and comply with these House Rules and consider the information contained within. Landlords and Real Estate Agents are required that prospective tenants acknowledge and agree to the contents of this document before signing relevant tenancy agreements. Non-compliance of House Rules may result in a Complaint and or Eviction Notice served to resident(s).

TABLE OF CONTENTS

COMMON AREAS	2
General Rules (for all common areas)	2
Pool	3
Gym, Sauna and Change Facilities	3
Outdoor BBQ Area	4
Entrances, Lobbies and Passageways	4
Dining Room	4
Theatrette	5
HOURS OF OPERATION	6
CAR PARKING	6
SECURITY	7
LEASING	7
GENERAL HOUSE RULES	8
Noise	8
Balcony Balustrade Decoration	8
Pets	8
Laundry and Cleaning Items	8
Furniture removal	9
Garbage	9
BREACHES	9
Appendix 1 (Contacts)	10

SUBI STRAND

COMMON AREAS

Subi Strand enjoys common facilities for residents to enjoy in a safe and peaceful environment. Common facilities include a Pool, Gym, Sauna, Lounge, Games Room, Dining Room, Theatrette, BBQ areas, Garden deck and roof decks. Residents are reminded that these facilities are provided for small discrete groups only.

GENERAL RULES (FOR ALL COMMON AREAS)

- All common areas are smoke free. Please refrain from disposing of cigarette butts in garden beds etc.
- All common areas (except Dining Room and Theatrette as detailed below) are for the use of all residents and not able to be exclusively booked.
- Residents are permitted to have a maximum of twelve guests/visitors per apartment at any one time in/using the common areas (except the Dining Room and Theatrette and unless with prior approval through the Building Manager). The Resident must always be present with their guests/visitors when using common area facilities.
- All areas are to be left clean and tidy and with lights off and doors locked after use.
- Residents are responsible for their guests that visit Subi Strand and children are to be supervised at all times.
- All residents and their guests are asked to respect the peace and privacy of other residents at all times especially as noise carries throughout the complex. Residents and their guests are expected to behave in a respectful and appropriate manner.
- All common areas must be left clean and tidy after use. Any additional costs incurred by the Strata Company for the removal of rubbish, cleaning, repair or replacement of common areas and/ or assets will be invoiced to the responsible owner at the discretion of the Strata Company and Council.
- All damage to any part of the common area must be reported to the Strata Company or a member of the Council of Owners, refer to Appendix 1 (Contacts).
- No common areas are to be used for guest sleep-overs.
- Residents and their guests must not ride bicycles, skateboards or rollerblades or similar equipment on the common property.
- No animals are permitted in the common areas.
- Appropriate clothing is to be worn at all times when using the facilities. No nudity or partial nudity is permitted at any time.
- No illegal, immoral, noxious, dangerous or offensive activities are permitted in common areas.

SUBI STRAND

POOL

- Children under the age of 16 and all visitors must be accompanied by an adult resident at all times while using the Pool.
- **Food is not permitted on any of the raised pool deck areas.**
- **No glass is permitted on any of the raised pool deck areas.**
- All forms of detergents and oils, including but not limited to essential oils, bubble bath, soap or shampoo, are not to be used in the Pool. The use of these products destroys chemicals vital for the hygienic and safe operation of the Pool.
- Pool equipment must not be interfered or tampered with.
- Residents and their guests must be appropriately attired at all times.
- The pool is for Daylight use only (dawn to dusk). The pool is not sufficiently lit for evening use.

GYM, SAUNA AND CHANGE FACILITIES

- Children under the age of 13 are not permitted in the Gym (except for babies secured in prams) and children between the ages of 13 and 18 are to be accompanied by an adult resident at all times while using the Gym.
- Food or drink (except water bottles) is not permitted in the Sauna or Gym.
- The Sauna is heated by an electric dry unit. **No water** should be applied to the rocks. *Water and electricity do not mix.*
- The Sauna and lights are to be turned off after use.
- The use of any Gym equipment is at your own risk. The Strata Company and Strata Council will not be held liable for any injury sustained from negligence or incorrect use of Gym equipment.
- The use of a towel is mandatory to wipe any perspiration off the equipment after use. Please bring one with you.
- No equipment is to be removed from or brought into the Gym.
- No stereo or entertaining equipment is to be brought into or used in the Gym. Personal music devices with headphones are acceptable.
- No equipment is to be used for any purpose other than for which it is intended. This facility is a private Gym and restricted for the use of residents only.
- Appropriate clothing and footwear must be worn in the Gym at all times. Tops / singlets must be worn.
- Weights are to be replaced in the rack provided after use. Weights are not to be left on the bar.

SUBI STRAND

OUTDOOR BBQ AREA

The BBQ must be left in a clean state after use. Please ensure:

- Gas burners are turned off.
- Rubbish, food scraps, bottles etc. are removed from the area and placed in the bins provided.
- All surfaces are to be cleaned including BBQ, outdoor chairs and table, bench areas and sink.
- All furniture items are returned to their original position.
- Any costs incurred for additional cleaning or maintenance of BBQ area will be invoiced to the responsible owner at the discretion of the Strata Company and Council.

ENTRANCES, LOBBIES AND PASSAGEWAYS

- Entrances, lobbies and passageways are to be kept clear at all times in order to comply with relevant fire code. This includes but not limited to personal items such as bags, shoes and larger items such as furniture and bicycles.
- Smoke detectors are fitted at all entrances to apartments. Please do not smoke near them as this may activate the fire alarm.

DINING ROOM

- The Dining Room is able to be booked for exclusive use by Residents. To make a booking residents should:
 1. Go to the following website – subiaco-strand.appointlet.com
 2. Choose a booking duration
 3. Choose a room
 4. Choose your date and time
 5. Provide your information
 6. Review and complete the booking

Rescheduling and cancelling bookings should be done through this website as well. The Building Manager will then approve or reject the booking, providing an explanation in the case of a rejection.

- Bookings will require a designated adult to be the responsible contact. The resident is required to clean up after themselves and return all furniture to starting position. This includes washing dishwashers (where appropriate put in the provided dishwasher with dishwashing tablet and turn on) and wiping all areas.
- Failure to adequately clean up after use will incur charges for cleaning which will be invoiced to the lot owner at the discretion of the Strata Company and Council.

SUBI STRAND

DINING ROOM (CONT)

- The Dining Room may have a maximum of 16 people in any one booking. Note that other common areas are allowed up to twelve visitors per apartment, so use of the Dining Room does not constitute permission to use other parts of the facilities.
- Booking durations are a maximum of 6 hours
- The Dining Room and Theatrette are unable to be booked by same resident for same time.
- A fair use policy will apply to bookings of the Dining Room. That is, equal opportunity will be given to all apartments in the building to book and enjoy the facilities and any one owner will not be able to submit a high quantity of bookings. Acceptance of bookings will be at the discretion of the Strata Council.
- It is the responsibility of the resident who has booked the Dining Room to cancel the booking as early as possible if the booking is not going to proceed. If a booking is not cancelled and the booking does not proceed or is cancelled very late without adequate explanation, then an email will be sent to the resident as a reminder to ensure timely cancellation in the future. Any further failures by the resident to cancel bookings may result in additional consequences at the discretion of the Strata Council, including suspension of booking rights for certain periods of time.
- As well as bookings for dining purposes, Residents can book the Dining Room to hold occasional small group (6 to 8 people maximum) meetings of 2 to 3 hours duration between the hours of 9am and 5pm Monday to Friday. For clarity, this usage of the Dining Room does not extend to business events, training or other similar activities. All such meetings must comply with the House Rules set out above.

THEATRETTE

- The Theatrette is able to be booked for exclusive use by Residents. To make a booking residents should:
 1. Go to the following website – subiaco-strand.appointlet.com
 2. Choose a booking duration
 3. Choose a room
 4. Choose your date and time
 5. Provide your information
 6. Review and complete the booking

Rescheduling and cancelling bookings should be done through this website as well. The Building Manager will then approve or reject the booking, providing an explanation in the case of a rejection.

- Review and complete the booking
- Bookings will require a designated adult to be the responsible contact. The resident is required to clean up after themselves and return all furniture to starting position and shut down the AV.
- Failure to adequately clean up after use will incur charges for cleaning which will be invoiced to the lot owner at the discretion of the Strata Company and Council.

SUBI STRAND

THEATRETTE (CONT.)

- The Theatrette may have a maximum of 12 people in any one booking. Note that other common areas are allowed up to twelve visitors per apartment, so use of the Theatrette does not constitute permission to use other parts of the facilities.
- Booking durations are a maximum of 4 hours.
- The Dining Room and Theatrette are unable to be booked by the same resident for the same time.
- A fair use policy will apply to bookings of the Theatrette. That is, equal opportunity will be given to all apartments in the building to book and enjoy the facilities and any one owner will not be able to submit a high quantity of bookings. Acceptance of bookings will be at the discretion of the Strata Council.
- It is the responsibility of the resident who has booked the Theatrette to cancel the booking as early as possible if the booking is not going to proceed. If a booking is not cancelled and the booking does not proceed or is cancelled very late without adequate explanation, then an email will be sent to the resident as a reminder to ensure timely cancellation in the future. Any further failures by the resident to cancel bookings may result in additional consequences at the discretion of the Strata Council, including suspension of booking rights for certain periods of time.

HOURS OF OPERATION

- Pool is daytime use only (dawn to dusk).
- BBQ area and other outdoor areas are for use until 10pm.
- Gymnasium is for use from 5am to 10pm.
- Other indoor areas (Games/Lounge, Sauna, Dining Room, Theatrette) are dawn to midnight.
- Roof Decks are for use until 10pm.

CAR PARKING

- Residents are only allowed to park in their designated car space within the Complex.
- The leasing of parking bays to any person other than a resident who resides at Subi Strand is not permitted.
- There is no visitor parking on site. The common parking on Basement 1 is for customers to the ground floor businesses only.
- The speed within the car parking area is strictly limited to **10kph**.
- Bicycle racks are available around the carpark. Bicycles are not permitted in any other common areas.

SUBI STRAND

CAR PARKING (CONT.)

- No car washing is allowed within the Complex except at the designated washdown bay located on Basement 1.
- Please do not park any vehicle that may cause any damage to driveways or common areas. This may include oil, dirt, sand or debris. Any resident who has a vehicle causing damage to Subi Strand property will be charged for the removal or costs to rectify any damage.

SECURITY

- Residents are to make sure that all pedestrian access doors are kept closed at all times. Please check when entering or existing that doors are closed securely behind you.
- Please do not let other people follow you through a door unescorted.
- Residents must pick up deliveries of packages and food at the ground floor doors. Under no circumstances are delivery people to be buzzed through to apartments.
- Residents and guests must leave the pool area before dark.
- Please report any violence, excessive noise, inappropriate or dangerous behaviour to the Police as well as Strata Management. Any nuisance behaviour, please report to Strata Management.
- No door or gate is to be kept ajar, by wedging or any other means, at any time.
- Security equipment, fire monitoring, alarm systems and equipment are not to be tampered or interfered with. This includes the switching off of alarm monitors and smoke detectors connected to the main building alarm system. Any residents tampering or interfering with fire safety monitors and alarms will be in breach of the fire code and may be charged for the callout costs for rectifying fire, alarm and security equipment.
- Residents are encouraged to report disruptive behaviour or suspicious activity to Strata Management and Police, refer to Appendix 1 (Contacts).
- Residents must not allow unknown individuals, who claim to be residents and do not have keys or access remotes, to enter the complex.
- Fire doors must be kept clear and closed at all times.

LEASING

- Proprietors are reminded that no short term (ie a term less than 3 months) leasing is permitted in Subi Strand.
- No illegal, immoral, noxious, dangerous or offensive activities are permitted in any apartment in the building.

SUBI STRAND

GENERAL HOUSE RULES

NOISE

In order to maintain a peaceful and livable environment for all residents these House Rules should be followed, in addition the following should be considered:

- Close all doors gently in particular entry and exit doors to common areas and apartments.
- Keep noise levels to a minimum and cease all noise, especially on balconies and in courtyards, from 9pm on Sunday to Thursday and from 10pm on Friday and Saturday, in compliance with Subiaco Council Regulations.
- Avoid playing loud music, television and gaming equipment at any time. Excessive noise from music, television and gaming consoles vibrate through floors, walls and ceilings. Be considerate to other residents when creating noise, in particular, party noise.
- In setting maximum levels of noise, Subiaco Council identifies that as a general rule of thumb, the sound from music, television, gaming equipment and party noise should not be clearly audible from your neighbour's property.

BALCONY BALUSTRADE DECORATION

- The only form of decoration of balcony balustrades permitted is festive lights which may be displayed only from 1st December to 31st January each year. It is the resident's responsibility to remove these lights by the required date.

PETS

- Pets are permitted, but prior written permission must be granted from the Strata Company and Council of Owners. Please refer to the By-Laws.
- Pets are not allowed to roam free within any common property. Pets are to be restrained when moving through Common areas.
- Pets should not be walked on common property for exercise. Please refer to Local Council for dog exercise areas.
- Any excrement from pets in common areas should be cleaned up immediately by the owner.
- Noise from pets is also to be kept to a minimum.

LAUNDRY AND CLEANING ITEMS

- Laundry is not to be hung over the balcony balustrades and courtyard areas or be visible from any common area. This also includes clothes airers and leaving buckets, mops and cleaning items in view from Common areas.

SUBI STRAND

FURNITURE REMOVAL

- Care is to be taken when moving items of furniture not to cause damage to carpets, tiling, lobby walls and doors and lifts.
- No lift should be used for removals without first advising the Building Manager and the lift having protection installed.
- Lift doors are not to be held or chocked open during moving. This damages the lift operation. Callout costs for rectifying the lift operator may be charged.
- You should be aware of parking restrictions around the area and height restrictions in the carpark. Vehicles should not be left standing on the driveway/ramp and should not be parked on the central Colonnade.
- The main ground floor lobby should not be used for moving large furniture or where trolleys are required, as the potential for damage to flooring, walls and doors is increased. The Basement should be used wherever possible.

GARBAGE

- Household food waste and general items to be placed inside sturdy rubbish bags before being deposited into the bin chute. Dumping of rubbish down the chute that is not bagged causes disruptions to the operation of the rubbish system and a mess to be cleaned.
- No placing of rubbish on the ground near bin chute doors. If unable to put into the chute (without squeezing) all rubbish should be taken to the bin store area on Basement 1 near the ramp.
- All food stuff is to be wrapped or enclosed within a bag prior to being placed in common bins.
- No household items (furniture etc.) are to be left in the bin area. Such items are the responsibility of residents to remove from the premises.
- Cartons are to be broken down to a sufficient size before placing in wheelie bin or bin area.
- Wheelie bins are not to be removed from the bin room and placed within courtyards for personal use.
- No rubbish is to be placed in any of the common areas, except within allocated bins, and not beside bins in common areas. If the bin is full please place rubbish in bins within the Bin area.

BREACHES

Contravention of any House Rule will be considered a breach of the Strata Company By-Laws. This may result in a notice and/or a fine being issued to the Proprietor of any lot where its residents are identified as being the cause.

SUBI STRAND

APPENDIX 1 (CONTACTS)

STRATA COMPANY MANAGER:



T: 08 9382 8313
E: admin@proactivestrata.com.au

The Strata Manager provides ongoing management of the Strata Company for Subi Strand.

The Strata Manager can be contacted for advice or assistance with:

- Queries on levy / electricity charges.
- Requests for alterations / approvals.

Tenants are asked to forward their requests through their Owner / Property Manager.

BUILDING MANAGER:



T: 0428 964 986
E: Buildingmanager@subistrand.com.au

The Building Manger provides on site services and assistance for the residents of Subi Strand.

The Building Manager can be contacted for advice or assistance with:

- Problem or noisy tenants/ residents.
- Common property damage.
- Defective common facilities.
- Security related issues.
- Booking of lifts & facility areas.

WA POLICE



T: 131 444

For Police assistance or attendance and when it is not an emergency, for example:

- Reporting a disturbance or breach of the peace (domestic violence incident or antisocial behaviour).
- Reporting trespassing or suspicious behaviour.
- Reporting a property related incident for insurance purposes.