

## ***GOOD NEIGHBOUR POLICY, FEBRUARY 2022***



*The owners and tenants of 35 Burnham Rd acknowledge the good fortune of living on this beautiful part of the Adelaide coast and commit to enhancing this experience by adhering to a few guiding principles and ensuring a culture of mutual respect, and a healthy working environment between one another, committed to fairness and free from personal bias*

### **WE CAN ASSIST IN BEING GOOD NEIGHBOURS BY**

- **Welcoming** new residents and offering help or information if required.
- **Communicating** noise abatements and highlight with new and existing tenants **and owners**, the importance of limiting noise from balconies, rear corridors, vehicles, as well as loud televisions with speaker systems at night (as noise travels from below and above the units. As well as being respectful to reduce noise in inside and outside of units within twilight hours (midnight/dawn) and to ensure guests **who visit** are also respectful when arriving and leaving in the early and late hours.
- **Being alert** for signs of fire, burst pipes, burglary etc., especially when neighbours are absent.
- **Maintaining** existing gardens by watering, weeding, and pruning (as appropriate), removing rubbish etc. Any proposed new plantings, gardening projects etc. must be submitted to the STRATA Committee for approval.
- **Keeping common areas, passages, and stairways clear, swept and litter free**, this includes:
  - being cognisant of fire safety and ensuring passageways are kept clear for residents to move freely and emergency services to attend without obstruction.
  - clearing of open drains and when necessary, and.
  - cleaning windows and window frames and keeping balcony areas neat and tidy.
- **Accepting** mail deliveries for tenants (if permission has been given by them) who may not be at home at the time of delivery.
- **Observing **PARKING REQUIREMENTS**** as outlined on the notice displayed in the Upper-Level carpark and by ensuring clear access to garages and designated parks (Units 1,2,5 & 8).

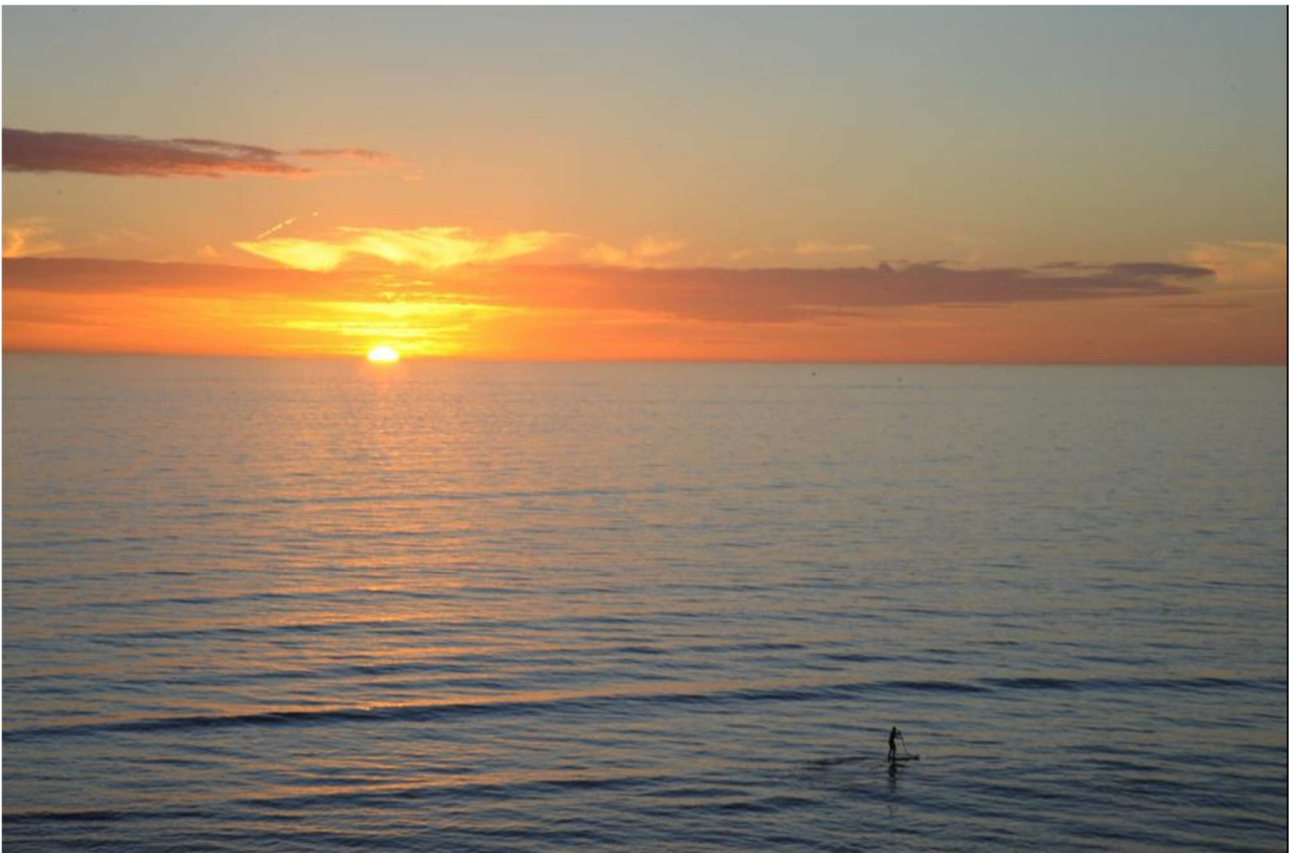
- **Sharing** the task of putting out and recovering **RUBBISH BINS**.  
**RED** lidded bins (general rubbish) are collected each Monday. ‘  
**YELLOW** bins (clean, recyclable material) and **GREEN** bins (garden & other organic waste) are collected on alternate Mondays.  
*Bins marked for use by Units 10-15 are stored in the Upper-Level carpark and are collected and emptied from Forrest Avenue.*  
**There is also a green bin, specifically marked, which is for the collection of refundable bottles. The proceeds from these bins are used to fund an annual Christmas celebration.**

**A REMINDER THAT THE FOLLOWING STRATA REQUIREMENTS MUST BE OBSERVED IN RELATION TO:**

- **PETS:** STRATA by-laws do not allow resident pets unless permission is sought and subsequently granted because of STRATA plebiscite.
- **ADDITIONS OR ALTERATIONS TO OUTSIDE AREAS:** No permanent additions, alterations or installations (e.g., antennas, balcony dividers) can be made to the outside of the units without seeking written approval from the STRATA Committee.
- **BALCONIES & RAILINGS:** These must be kept tidy and attractive. Washing is not to be hung or unsightly objects stored on them.

**ALL RESIDENTS/OWNERS** are happily encouraged to communicate freely at any time with Management Committee members regarding strata business.

*The Management Committee Members for 2022 are Karlea (Presiding Officer, Unit 13), Meredith (Unit 1), Chris (Unit 3), Darren (Unit 5), Bob (Unit 8), Herb (Unit 9), Franca (Unit 11 & Derek (Unit 15).*



## ***OWNER POLICY, FEBRUARY 2022***



*The owners and tenants of 35 Burnham Rd acknowledge the good fortune of living on this beautiful part of the Adelaide coast and commit to enhancing this experience by adhering to a few guiding principles and ensuring a culture of mutual respect, and a healthy working environment between one another, committed to fairness and free from personal bias*

### **WE CAN ASSIST IN BEING GOOD OWNERS BY**

- **Ensuring** new tenants are carefully selected, vetted, and understand and respect the communal living environment.
- **When letting as Air BnB rentals, owners are to ensure that rules are applied to ensure that each new guest respects the current residential community guidelines. Suggestions for rules of the house are recommended:**
  - Only confirmed guests are permitted in the unit. No extra guests or visitors after booking.
  - No illegal substances or activities allowed. Police will be called.
  - No smoking inside the unit.
  - Please respect other residents. Quiet hours are between 11:00pm and 7:00am .
  - No pets allowed.
  - Please respect the guest parking rules and park only within the spaces allotted to each unit.
- **Providing** a copy of the Good Neighbour Policy with Management Committee members' contact information should any issues need to be dealt with.
- **Communicating** noise abatements and highlight with new and existing tenants the importance of limiting noise from balconies, rear corridors, vehicles, as well as loud televisions with speaker systems at night (as noise travels from below and above the units. As well as being respectful to reduce noise in inside and outside of units within twilight hours (midnight/dawn) and to ensure guests of the tenants are also respectful when arriving and leaving in the early and late hours.
- **Reminding tenants to keep common areas, passages, and stairways clear, swept and litter free**, this includes:
  - being cognisant of fire safety and ensuring passageways are kept clear for residents to move freely and emergency services to attend without obstruction.
  - clearing of open drains
  - cleaning windows and window frames

- keeping balcony areas neat and tidy.
- using the washing lines provided in the common areas. Laundry is not to be hung on balconies.
- **Attending**, the AGM or Special General Meetings (or appointing proxies if unable to attend.) and **volunteering** for committee positions or for tasks that contribute to the common good of all residents.
- **Observing PARKING REQUIREMENTS** as outlined on the notice displayed in the Upper-Level carpark and by ensuring clear access to garages and designated parks (Units 1,2,5 & 8).
- **Advising tenants to share** the task of putting out and recovering RUBBISH BINS. RED lidded bins (general rubbish) are collected each Monday. YELLOW bins (clean, recyclable material) and GREEN bins (garden & other organic waste) are collected on alternate Mondays.

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