

## GOOD NEIGHBOUR POLICY, DECEMBER 2025



*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 abatement. Highlight with new and existing tenants and owners, the importance of limiting noise from balconies, rear corridors, vehicles, and loud televisions with speaker systems at night, as noise travels from below and above the units. Being respectful to reduce noise inside and outside of units within twilight hours (midnight/dawn) and ensure guests who visit are also respectful when arriving and leaving in the early and late hours.
- **Be alert** for signs of fire, burst pipes, burglary etc., especially when neighbours are absent.
- **Maintaining** existing gardens by watering, weeding, and pruning (as appropriate), remove 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 when necessary.
  - 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 ensuring clear access to garages and designated parking spaces (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) are collected on alternate Mondays.  
**Green** bins (garden & other organic waste) are collected on alternate Mondays.  
**Blue** bin at ground level is for the collection of refundable bottles and cans. There is also two green bins, one at ground level, and at the top level carpark specifically marked for the collection of refundable bottles and cans.  
Bins marked for use by units 10-15 are stored in the upper level carpark and are collected and emptied from Forrest Avenue.

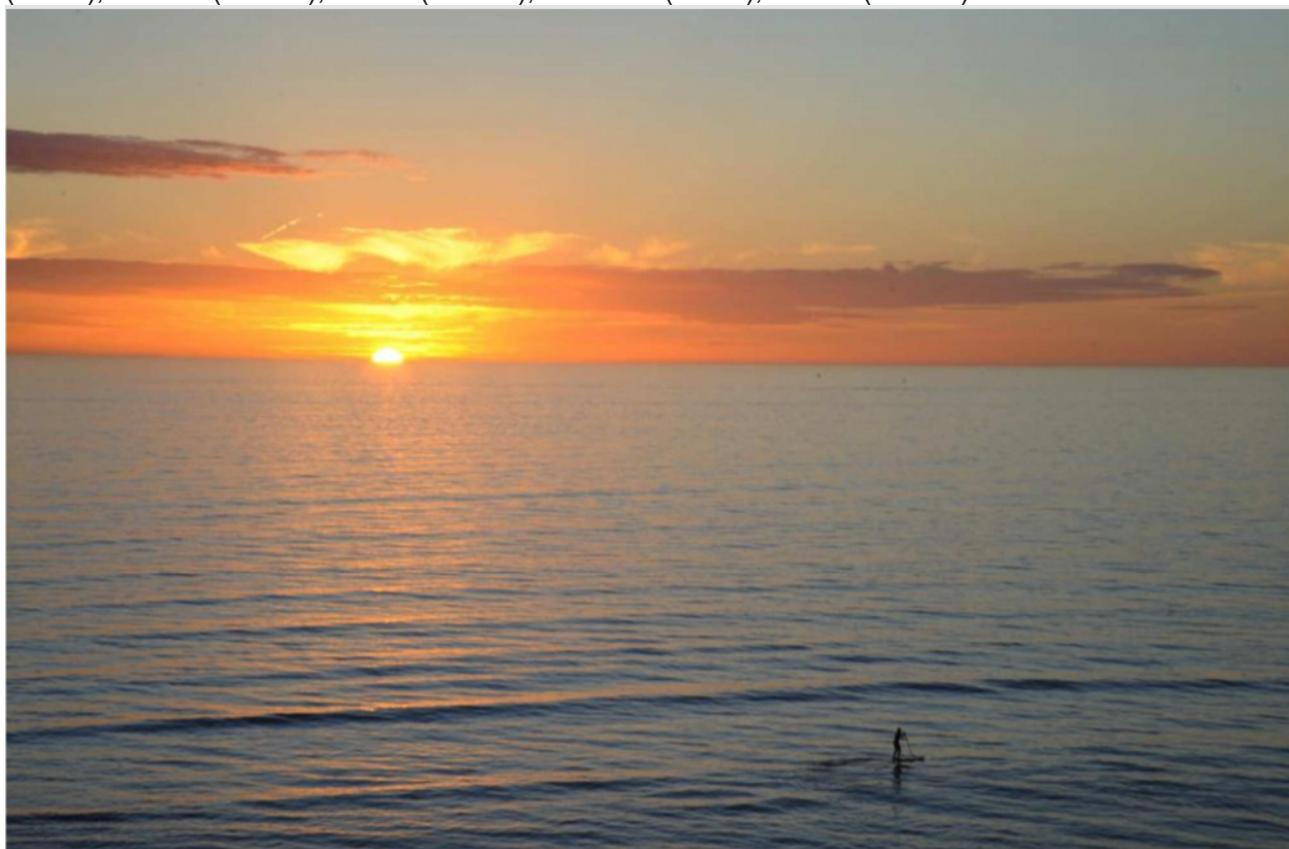
**A REMINDER THAT THE FOLLOWING STRATA REQUIREMENTS MUST BE OBSERVED IN RELATION TO:**

- **PETS:** STRATA by-laws do not allow resident pets unless permission is sought and subsequently granted because of STRATA plebiscite.
- **SMOKING:** STRATA by-laws prohibit smoking in all common areas, on balconies and inside units.
- **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 OWNERS** are happily encouraged to communicate freely at any time with Management Committee Members regarding strata business.

**Annual General Meetings:** Owners are encouraged to attend AGMs or Special General Meetings (or appoint proxies if unable to attend) and volunteer for committee positions or for tasks that contribute to the common good of all residents.

**The Management Committee Members for 2026** are: Karlea (Presiding Officer, unit 13), Darren (unit 5), Franca (unit 11), Derek (unit 15), Deborah (unit 8), Simon (unit 14).



## OWNER POLICY, DECEMBER 2026



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### **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 properties as Air BnB rentals, owners are to ensure that rules are applied, so new tenants and guests respect the current residential community guidelines.**  
**The following house rules 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 contacted.
  - No smoking in all common property areas, including balconies, and inside units.
  - 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 allocated spaces for each unit.
- **Providing** a copy of the Good Neighbour Policy with Management Committee Member's contact information should any issues need to be dealt with.
- **Communicating** noise abatement. Highlight with new and existing tenants the importance of limiting noise from balconies, rear corridors, vehicles, and loud televisions with speaker systems at night, as noise travels from below and above the units.  
Being respectful to reduce noise inside and outside of units within twilight hours (midnight/dawn) and ensure guests of the tenants who visit are also respectful when arriving and leaving in the early and late hours.

- **Remind 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 clothes lines provided in the common areas. Laundry is not to be hung on balconies.
- **Observing PARKING REQUIREMENTS** as outlined on the notice displayed in the upper level carpark, and ensuring clear access to garages and designated parking spaces (units - 1,2,5 & 8).
- **Advise 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) are collected on alternate Mondays. **Green** bins (garden & other organic waste) are collected on alternate Mondays. **Blue** bin at ground level is for the collection of refundable bottles and cans. There is also two green bins, one at ground level, and at the top level carpark specifically marked for the collection of refundable bottles and cans. Bins marked for use by units 10-15 are stored in the upper level carpark and are collected and emptied from Forrest Avenue.

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

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