



No.1 The Esplanade – Mount Pleasant, WA

House Rules and Guidelines
Issued by the Council of Owners (SP43064)
Revised May 2019

Common rules
designed to help us
all live and work in
harmony

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1. Introduction

As occupiers of No. 1 The Esplanade, you are governed by the Western Australia Strata Titles Act 1985.

Additionally, the Strata Company Management Statement (often referred to as the bylaws) was created when our complex was developed. The Management Statement replaces Schedule 1 and 2 of the Western Australia Strata Titles Act 1985. A full copy of the Strata Management Statement is available via our website (www.1theesplanade.com.au).

These House Rules and Guidelines are distributed to assist occupiers in understanding their obligations. It is recommended that they be read in conjunction with the Strata by-laws within the Strata Company Management Statement.

2. House Rules Enforcement

All rules are binding under our Strata Company Management Statement, that states:

“[that the Council of the Strata Company] shall be entitled from time to time to make and prescribe rules and regulations relating to the use of the communal recreational facilities and the common property contained within the strata scheme (not inconsistent with these by-laws), for the proper management of the strata scheme or any improvements thereon and may display these rules within the areas to which they apply”

3. Changes to the House Rules and Guidelines

These House Rules and Guidelines may be modified at any time, by the Strata Council of Owners and will be issued to all Lot owners.

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4. Your Lot

1. All occupiers must make proper arrangements with the Strata Manager before moving into or out of the complex.
2. New occupiers, tradespersons and removalists must also make prior arrangements with the Strata Manager before coming on-site.
3. Your Lot consists of the apartment or office suite you occupy, your balcony, your allocated car bay/s and storeroom. You are responsible for maintaining all these areas in a manner that is consistent with the clean and tidy appearance of the complex.
4. Clotheslines and items stored on balconies or in courtyards must not be visible from outside your Lot. Washing, towels or clothes are not to be hung over balcony railings.
5. Items such as bikes should be kept on Lots and must not be left or deposited in any part of the common area. The Strata Company does not accept responsibility or liability for any stolen property.
6. No signs, banners or placards are to be placed on gates, fences, doors, windows, balconies and so forth. No 'For Sale' or 'For Lease' signs are permitted along the street frontages of the complex.
7. Structural alterations to your Lot require the prior consent of the Strata Company. This includes, for instance, the installation of air conditioning systems, timber flooring, security screens and doors, window tinting, or changes to locks. The external walls are part of the common property and should not be penetrated or used for attaching anything without prior consent of the Strata Council.
8. Please advise our Strata Managers of any works (prior to commencement and regardless of whether they are structural or not) to avoid costly cancellation fees or requirements for remediation resulting from unlawful works. The Strata Manager will advise should any further approvals be required.
9. Occupiers must not keep dangerous, hazardous, noxious or flammable substances on their Lot.
10. Small pets can be kept on the Lot but are not permitted on the common property. However, it should be noted that the Strata Company By-Laws authorise the Strata Council to give notice to an occupier to remove a pet, if it deems that it is interfering with the quiet enjoyment of other occupiers or creating a health risk. Waste from pet trays must be properly bagged and sealed before it is put in the rubbish bins.
11. Occupiers are responsible for their visitor's behaviour both on their Lot and on the common property.
12. Residential lots are for residential purposes only; commercial activities (eg short stay letting) are not permitted.
13. Owners cannot make use of the common facilities if they have tenants in their Lot.
14. Cars must park within the confines of their car bay. Storage of other items on the carpark lot (like rubbish), is not appropriate. However, where other items are stored they must not result in a safety risk (eg unsafe parking; or unsafe rubbish items), a security risk (eg unsecured valuable items becoming a target for thieves and intruders), may attract or house vermin (eg mice, rats etc); or result in a visible adjustment not in keeping with surrounding lots.

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5. Common Property

1. Common Property is all the property not included in Lots. This includes all leisure facilities, driveways, stairways, visitors' car bays and 'No Parking' areas.
2. Rules relating to the use of leisure facilities are usually displayed near those facilities and all residents and their guests are required to abide by them.
3. The residents of each Lot are allowed to have four (4) guests at any one time on the common property. These guests can use the pool deck facilities, other than the gymnasium, providing they are accompanied by a resident. Residents are not permitted to use facilities to entertain large groups of people or take over portions of the Common Area to the exclusion of other residents. If in doubt, please seek guidance from the Strata Manager.
4. Occupiers are responsible for leaving the facilities in a state that is in keeping with the overall appearance of the complex.
5. Occupiers are responsible for any damage caused either by themselves or their guests to any common property.
6. Occupiers must not permit any child under the age of fourteen (14) to play in the common areas of the complex, or utilise the leisure facilities without proper adult supervision.

6. The Board Room

1. A boardroom is located on the first floor in the commercial area.
2. This room is available for all occupiers to utilise and bookings are taken on a first-come first-served basis. Please note, it is a boardroom, and is not to be used for parties or for entertaining clients. Bookings can be made through a website booking application available at this website address : <https://www.supersaas.com/schedule/1theesplanade/Boardroom>
3. Usage is free of charge, on the condition that the room is kept clean and tidy. Other people may need to utilise the area immediately after your booking, so please be considerate.
4. The boardroom is understood to be utilised by you on a 'reasonable use basis'. That is, do not monopolise the use to the extent that others are unable to access. Unfair usage of the boardroom may result in restrictions on future use by you.
5. If cleaning is required, or damage occurs, the cost will be debited to your Lot and can lead to restrictions on future use by you.

7. The Barbecue Area

1. The gas barbeque (BBQ) area and outdoor tables are provided for the enjoyment of residents between 6am and 10pm, seven days per week. Use outside of these hours is not permitted.
2. Residents who use the area are required to scrape clean the BBQ plate and clean up after they use the area, leaving it ready for others to use.

8. The Gymnasium

1. The gymnasium is open for use by residents between 6am and 10pm, seven days per week. Use outside of these hours is not permitted. One (1) guest can use the gymnasium at any given time, if accompanied by a resident.

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2. Male and female showers and change rooms are available for use by residents and guests.
3. Please observe the various signs and utilise the equipment in a safe manner.
4. Report any damaged equipment to the Strata Manager during business hours.
5. It is requested that you switch off the air conditioner and lights before you leave the gymnasium.

9. The Pool Deck and Swimming Pool

1. The swimming pool is open for use by residents between 6am and 10pm, seven days per week. Use outside of these hours is not permitted.
2. Please observe rules listed in notices on the pool deck and utilise the area in a safe and considerate manner.
3. Each Lot is allowed to have four (4) guests at any one time on the pool deck. These guests can use the pool deck facilities, but not the gymnasium, providing guests are accompanied by an adult resident.
4. Occupiers must not permit any child under the age of fourteen (14) to enter the pool area unless accompanied and supervised by an adult resident.
5. No pets are permitted on the pool deck.
6. No glass bottles, drinking glasses or glass containers are permitted within three (3) metres of the pool.
7. No consumption of drinks, food or confectionery is permitted within three (3) metres of the pool.
8. Do not tamper with or alter settings on any equipment in the pool area or remove the automatic pool cleaner from the pool.
9. The use of radios and CD players is permitted on the pool deck, if these devices are within three (3) metres of the person using them and kept to an appropriate volume. Do not try to continue to listen to this equipment when you are in the pool by turning up the volume. Please consider other residents who may not wish to listen to the same music or program, or simply want to enjoy peace and quiet in the pool area.
10. A user is expected to be properly and adequately attired in the pool area.
11. Do not add anything to the pool water, as this can block the filters and alter the chemical balance needed to ensure that health standards are maintained.
12. Anyone who breaches these rules, may be excluded from use, for periods up to four (4) weeks.

10. Sauna

1. The sauna is open for use by residents between 6am and 10pm, seven days per week. Use outside of these hours is not permitted.
2. Always shower before entering the sauna. A hot shower is provided in the adjacent change rooms.
3. Use a towel to sit on.
4. Swimming pool or other water must not be poured over the sauna stones, as this is a dry sauna.
5. This sauna is best enjoyed at temperatures of approximately 70⁰C. The temperature can be altered to your liking, but you are asked to be considerate of others.
6. For further instructions, please observe signage that has been placed near the

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sauna.

11. Parking

1. A limited number of visitors' car bays are provided on-site. Allocated car parking spaces can only be used with permission of the occupier.
2. Occupiers' vehicles can be washed within the complex (there is also a car wash nearby), and minor maintenance is permitted on the premises. However, vehicle servicing and major repair work is not allowed.
3. Occupiers are required to keep their bays free from oil stains and can be requested to have them cleaned from time to time. Oil stains not only look unsightly but can also be the cause of pedestrian falls.
4. The Strata Council has enlisted the services of parking enforcement services, who will be responsible for the issuing of infringement notices to those people who do not comply with parking guidelines.

12. Rubbish Removal

1. General rubbish bins are located:
 - i. On each residential level;
 - ii. In the car parks adjacent to the lifts and
 - iii. In the open basement car park.
2. The cleaners place general rubbish bins kerbside twice weekly for collection by the City of Melville.
3. Please bag or wrap all household rubbish or waste from pet trays before placing it in the bins.
4. Smaller bins located around the pool and BBQ areas should not be used to deposit rubbish from your Lot.
5. Recycling bins (with yellow lids) are located on basement and ground areas of the car parks.
6. The cleaners place recycle bins kerbside once weekly for collection by the City of Melville.
7. Our Complex, for the purposes of rubbish collection, is considered a commercial building. This means that our Strata has a private contract with Melville Council for the removal of rubbish that is separate from Melville Councils standard residential rubbish removal, in the local area. As a result, the Strata does not have access to Melville Council's bulk rubbish service. However, once or twice a year, the Strata pays for a separate bulk rubbish skip bin. This is placed, on the loading dock (located on the ramp to Ground Floor car park) for one week for the use of owners, occupiers and tenants for general rubbish.

13. Noise & Unruly Behaviour

1. Occupiers are requested to be considerate of other occupiers' quiet enjoyment of the complex.
2. Occupiers or their guests must not use bad language or behave in such a manner as to cause offence to others.
3. Radios and CD players are permitted on the common property, except in those areas adjacent to the lifts or main thoroughfares, providing they are used within three (3) metres of the user, and the volume kept at an appropriate level. Please consider other occupiers who may not wish to listen to the same music or

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program, or simply want to enjoy peace and quiet. It is not permissible for you to use sound equipment located in a Lot for the purposes of outside listening.

4. Occupiers and their guests must not make undue noise that can be heard outside of their Lot or make undue noise around the common areas of the complex.
5. A sound-level meter can be used to verify noise complaints, with a Noise Complaint Form sent to the City of Melville for follow-up action if the noise is not curtailed. The police will also be called if co-operation is not achieved.

14. Smoking

1. Smoking is prohibited in all common areas of the building. It should also be noted that this includes any activity that results in smoke wafting into the common areas.
2. Under State Health laws smoking is also prohibited within five (5) metres of any building entrance.

15. The Strata Manager

1. Care Strata Management is the Strata Manager for No. 1 The Esplanade, Mount Pleasant. Comments and requests for specific information relating to our complex should be addressed to CARE during office hours on:

Phone: 9388 1888

Mobile 0429 999 066 or 0419 099 699

E-mail: admin@carestrata.com.au